

*Voluntary Investigation and Cleanup
Phase I Environmental Property Assessment*

*Northeast Quadrant of I-494 and Penn Avenue
Richfield, Minnesota*

*Prepared for
Opus Northwest L.L.C.*

April 2000



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Voluntary Investigation and Cleanup Preliminary Phase I Environmental Property Assessment Northeast Quadrant of I-494 and Penn Avenue Richfield, Minnesota

Barr Engineering Company (Barr) completed a Preliminary Phase I Environmental Property Assessment (Assessment) of mixed residential, commercial, and light industrial parcels located at I 494 and Penn Avenue in Richfield, Hennepin County, Minnesota (Property). The Property location is shown on Figure 1. Barr performed this Assessment in general conformance with American Society for Testing and Materials (ASTM) Practice E 1527-97 (Practice), Minnesota Pollution Control Agency (MPCA) Voluntary Investigation and Cleanup (VIC) Program Guidance Document #8, and the applicable requirements for Assessments included as Exhibit "A" of the Master Services Agreement between Opus and Barr, dated July 30, 1999. The Property inspection for this assessment was conducted from public access points. Individual parcel inspections will be conducted as access to each parcel is granted; addenda to this report will be provided following the parcel inspections. This narrative briefly summarizes the results of the Assessment. Detailed descriptions of Property setting, land-use history, regulatory history, and Property features, as well as detailed information related to previous investigations, interviews, information sources, and data failure, are presented in the Phase I checklist in Appendix A. Historical documentation is in Appendix B.

Property Setting

Surface elevations of the Property range from 830 to 850 feet above mean sea level (MSL) (Reference 1). Approximately 180 feet of unconsolidated sediments consisting of sand, gravelly sand, and loamy sand, overlain by thin deposits of silt loam or organic sediment, underlie the Property (Reference 2, 3). The uppermost bedrock unit consisting of the Prairie du Chien Group is present at an approximate depth of 180 feet beneath the Property (Reference 3). Regional aquifers include the Prairie du Chien-Jordan, Franconia-Ironton-Galesville, and the Mt. Simon Hinckley (Reference 3).

Groundwater is anticipated to be present beneath the Property at a depth of 20 feet (Reference 3). The anticipated groundwater flow direction is south/southeasterly towards the Minnesota River, the nearest likely discharge zone (Reference 3). The nearest surface water bodies are an unnamed wetland located approximately 0.6 mile northwest of the Property and Wood Lake located approximately 0.6 miles north/northeast of the Property (Reference 1).

The Property is supplied with municipal water. Municipal water is obtained from municipal wells located throughout the City of Richfield. The wells range in depth from 400 to 1000 feet; the nearest municipal well is located approximately 2 miles northeast of the Property (Reference 7).

Based on the dates of Property building construction and municipal water availability to the Property, many Property buildings have or likely have utilized private wells. A well search, utilizing Minnesota Geological Survey well logs and Property building records, was conducted for the

Property. Table 1 summarizes the results of the well search. Based on the age of most Property buildings and the dates of municipal water connection, the presence of additional, unidentified wells is likely.

Property Land-Use History

The Property consists of approximately 44 acres of land in Richfield, Minnesota. Residential land-use comprises approximately 17 acres of the Property; commercial/light industrial land-use comprises approximately 27 acres of the Property. Current and known historical Property features are shown on Figure 2.

The Property was originally developed for agricultural use prior to 1937 (Reference 4, 5). Approximately eight farmsteads were located on the Property by the early 1950s (Reference 4). Areas of potential surface debris/disturbances were apparent in the vicinity of many of these farmsteads. A wetland area, apparent in 1937 through 1945, was no longer present on subsequent aerial photographs, possibly indicating filling activities (Reference 4).

Residential, commercial, and industrial development began on the Property beginning in the early-1950s. Sanitary sewer, municipal water, and potentially natural gas were not available to the Property at the time of early development. Historical documents indicate many Property occupants utilized private wells and septic systems, including commercial occupants; many Property occupants likely utilized above-ground storage tanks (ASTs) or underground storage tanks (USTs) for heating fuel storage. In addition, based on the age of many Property buildings, the potential for asbestos containing materials exists.

Based on the review of available historical information, the following historic uses of chemicals were identified at the Property: auto body repair; auto service and sales; gas station; garbage collection; asphalt company; drycleaners (two separate locations); metal refinishing; lithographers; machinists; and plastic fabricators (Reference 4, 6, 12, 13). Table 2 summarizes the commercial parcel development history by address; associated addresses and historical features are shown on Figure 2. A summary table of residential parcel development is included in Appendix B.

Surrounding Land Use History

The Property is located in an area of mixed residential and commercial use. Residential single-family homes and multi-family complexes are located north of the Property. Multi-family complexes and commercial property are located east and west of the Property, including a gas station to the west/southwest. Interstate I-494 and commercial property are located to the south. This general Property vicinity has been developed since prior to 1937 and consisted mainly of agricultural land-use until the early-1950s.

Regulatory History/Previous Investigations

Regulatory records reviews for the Property were obtained from Environmental Data Resources, Inc. (EDR) on March 8, 2000 and the MPCA on March 24, 2000. Regulatory reports are in Appendix C. Adjacent and potentially upgradient sites were identified within search radii defined by the Practice. The following adjacent or potentially upgradient sites identified in the regulatory searches have the potential for impacting soil or groundwater beneath the Property: Naegle Sign (Universal Outdoor, Inc.), formerly located adjacent to the southeast corner of the Property; and Mobile Southtown Service [Citigo], located adjacent to the southwest corner of the Property. Naegle Sign was identified as a closed leaking UST (LUST) site; however, the potential for residual soil contamination and, therefore, groundwater contamination, exists at the site. Mobile Southtown Service was identified as an active LUST site. Free-phase product has been detected at the site and offsite contamination has been reported. See Appendix A for details.

The Property was identified in regulatory lists searched by EDR and MPCA. Three LUST sites, one AST and four UST sites, one MPCA Voluntary Investigation and Cleanup (VIC) site, and nine RCRIIS-small quantity generators were identified on the Property. See Appendix A for details. Two LUST sites (Wally McCarthy Oldsmobile and Motorwerks BMW) are currently under investigation; the third (Waiser Buick) is reported as closed by the MPCA. The VIC site is currently reported as inactive by the MPCA. Available previous investigation reports for the Wally McCarthy Oldsmobile Site are summarized below. No site reports for the other two LUST sites and the VIC site were available for review at the time of this report; MPCA project managers for the sites were contacted for more information. In addition, MPCA online LUST and VIC databases were accessed April 13, 2000. The available reports and the results of the interviews and online database reviews are summarized below. Copies of available investigation reports or report excerpts are in Appendix D.

Wally McCarthy Oldsmobile

Meisch & Associates (Meisch) completed an "Excavation Worksheet for Petroleum Release Sites" at the Wally McCarthy Oldsmobile site (1900 W. 78th Street) in September 1999. Meisch reported evidence of a release under dispensers for two tanks (Tanks 5 and 6); Meisch indicated there was no evidence of a release from the actual tanks. Groundwater was not encountered during the excavation of the tanks. Meisch also conducted a Phase I Environmental Site Assessment at the Wally McCarthy Oldsmobile site (1900 W. 78th Street and 7725 Morgan Avenue South) in October 1999. Based on the Phase I assessment, Meisch recommended a Phase II Environmental Site Assessment (ESA) of potential petroleum hydrocarbon impacts. Meisch conduct a limited ESA, the results of which have not been formerly summarized into a report. The investigation included placing 10 shallow geoprobe or hand auger borings near floor drains, a former dispenser island, and adjacent to the building. Conclusions of the investigation indicated that "significant" impacts to shallow groundwater were not present, and soil contamination, although observed, did not "appear to extend to great depth." See Appendix A for details.

Leaseback Properties Site

The Leaseback Properties is an inactive site in the MPCA VIC program. The site entered the VIC program on August 26, 1992. The MPCA project manager, Karen Kromar was contacted for summary information. Ms. Kromar indicated that, at one time, manufacturing took place on the site that involved the use of solvents, including trichloroethylene (TCE). She suspected that TCE may be present in the groundwater, but she did not think it had migrated offsite. Nearby domestic wells were sampled, but she did not think they had been impacted.

Walsler Buick Site

Walsler Buick is a LUST site that was closed June 14, 1994. The MPCA project manager, Edwin Balcos was contacted for summary information. Mr. Balcos indicated that USTs were removed from the site in 1989, and that a tank assessment report was completed at that time. He stated that approximately 100 yd³ of soil were excavated at the time of tank removal and no residual contamination was left in place. No follow up monitoring was conducted. The file was inactive until 1994, when it was closed based on the results of the 1989 tank removal and assessment.

Motorwerks BMW Site

Motorwerks BMW is a LUST site that is the subject of ongoing investigation. Motorwerks BMW is located on a parcel that was formerly Walsler Imports, a registered UST facility. According to the MPCA LUST database, no contaminated soils remain at the site, and contamination has not migrated offsite.

Current Conditions

The Property inspection for this preliminary assessment was conducted by representatives of Barr on March 9, 2000 from public access points. Individual parcel inspections will be conducted as access to each parcel is granted; addenda to this report will be provided following the parcel inspections. Existing Property features are shown in the Property layout on Figure 2. Photographs obtained during the Property inspection are in Appendix E.

The Property is located in an area of mixed commercial, residential, and light industrial use. Residential and multi-family housing (Colony Apartments) is located north of the Property; two churches are also located to the north. FountainHead apartments and Gallyan's retail store are located east of the Property; I-494 is located south, with retail complexes beyond it. Century Court apartments and Citigo gas station are located to the west.

The Property consists of multiple parcels that currently support residential homes, multi-family housing (duplexes and apartment buildings), and commercial businesses, including car dealerships and associated auto repair facilities, metal finishers, paint store, and plastic fabricators. A list of

these parcels and their current occupants are included in Appendix B. A city lift station was also observed on the southwest corner of Knox Avenue South and W. 77th Street. During the Property inspection, most outdoor areas of the Property could be observed from the public access points, with the exception of the yard behind 7708 Knox Avenue South, which was enclosed by a fence. No outdoor ASTs were observed at either the residential or commercial parcels. Six to seven 55-gallon drums were observed to be stored on pallets outside 7629 Logan Avenue (Pioneer Plastics).

Findings

Barr performed this Assessment in April 2000 in conformance with the Practice, MPCA VIC Program Guidance Document #8, and July 1999 Opus Northwest, LLC Master Services Agreement. Company qualifications, special terms, conditions, limitations, and exceptions that apply to the Assessment are described in Appendix F.

The Assessment revealed no evidence of recognized environmental conditions in connection with the Property, except for the following:

- Historic or current Property uses involving the use of petroleum compounds or hazardous substances: multiple current and former USTs and ASTs, including a former gas station; auto body repair (with paint booths); vehicle maintenance; dry cleaning; metal finishing; garbage collection; metal finishing; plastic fabricators; and lithographers.
- Approximately 64 water wells have been documented on the Property. Based on the age of many of the Property buildings and the availability of municipal water to the Property, the potential for additional, unidentified wells is likely.
- The presence of historical on-site septic system(s) or cesspools consisting of a tank, a drainfield, or both has been documented at the Property; documentation indicating the removal or abandonment of these systems was not found. These systems were present on both residential and commercial parcels. Based on the document use of these systems on commercial parcels, the potential does exist for chemicals to have been discharged in significant quantities (e.g., greater than household chemical use) to these systems.
- Multiple USTs, containing gasoline, motor oil, diesel fuel, transmission fluid, and waste oil, have been identified on the Property. In addition, many former Property occupants likely utilized ASTs or USTs for heating fuel storage, prior to natural gas service.
- Three LUST sites have been reported on the Property. One site is reportedly closed; two are currently under investigation.

- A wetland, present on the southwest portion of the Property in the 1937 and 1945 aerial photographs, was no longer apparent on subsequent photos, possibly indicating filling activities. In addition, surface debris was observed at many of the farmsteads on historic aerial photographs.
- Based on the age of the Property buildings, the potential for asbestos-containing materials exists.
- Known, suspected, or potential impacts from adjacent Properties, including the following: Naegle Sign (Universal Outdoor, Inc.), formerly located east adjacent to the Property, was identified as a closed LUST site; however the potential for residual soil contamination and, therefore, groundwater contamination exists at the site. Mobile Southtown Service [Citigo], located west adjacent to the Property, was identified as an active LUST site. Free-phase product has been detected at the site and offsite contamination has been reported.
- During the Property inspection, conducted from the public access points, approximately six to seven 55-gallon drums, stored on pallets, were observed behind 7629 Logan Avenue (Pioneer Plastics).

Based on these findings, follow-up investigations of soil and groundwater are recommended for several areas of the Property. These follow-up investigations will be scoped in separate documents.

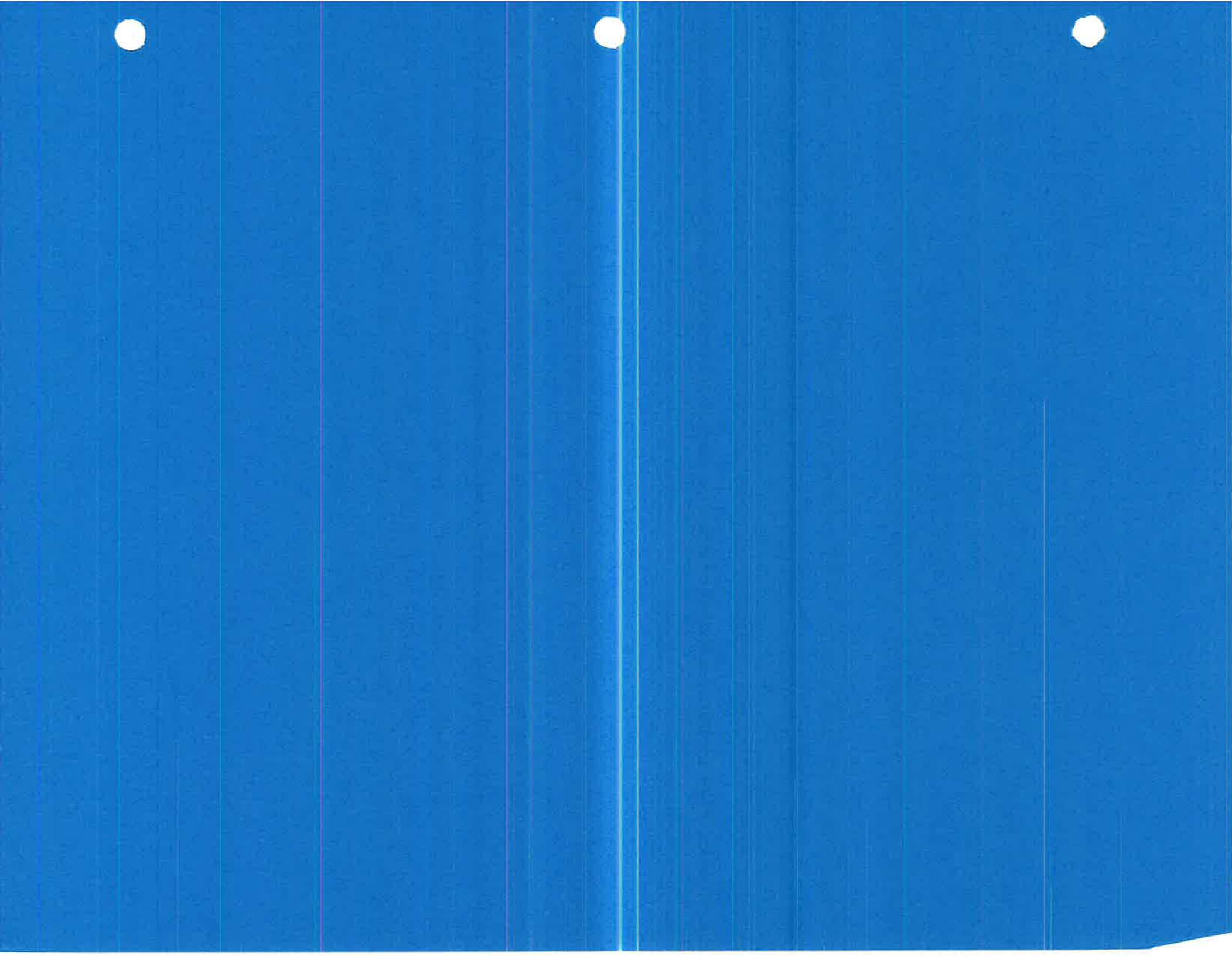


Table 1
Well Search Results
Opus Development (Best Buy Campus)

Unique No.	Owner	Address	Street	Diameter (in)	Depth (ft)	Screened Interval	Slot Size	Aquifer	Static Water Level (ft BGS)	Use	Status
223225	Barrel Finish, Inc.	7630	Knox Ave S	4	60	56-60	NA	Quat	25	Domestic	Active
236435	Barrel Finish, Inc.	7630	Knox Ave S	4	65	60-65	NA	Quat	25	Industrial	Active
206216	Charles Tack	7614	Logan Ave S	2	70	67-70	060	Quat	31	Domestic	Active
206223	Century Masonic Lodge	7615	Logan Ave S	4	73	69-73	010	Quat	30	Public Supply	Sealed
206217	F.R. Lien Const.	7620	Logan Ave S	2	47	44-47	010	Quat	26	Domestic	Active
206218	Chuck Lack	7632	Logan Ave S	2	50	43-50 (6' screen?)	010	Quat	25	Domestic	Active
unknown	unknown	7645	Logan Ave S	4	55	unknown	unknown	unknown	37	Commercial	unknown
unknown	Bor Son Const.	7700	Logan Ave S	2	unknown	unknown	unknown	unknown	unknown	Commercial	unknown
206224	John Carroll	7701	Logan Ave S	2	55	49-55	018	Quat	31	Domestic	Active
unknown	Jas. Tack	7626-28	Logan Ave S	2	50	unknown	unknown	unknown	26	Domestic	unknown
unknown	Herman Johnson	7644-46	Logan Ave S	2	51	unknown	unknown	unknown	21	Domestic	unknown
unknown	Jungell & Johnson	7600	Morgan Ave S	3	60	56-60	unknown	unknown	30	Domestic	Sealed
unknown	Jungell & Johnson	7608	Morgan Ave S	3	57	unknown	unknown	unknown	30	Domestic	unknown
unknown	Keith Cowell	7609	Morgan Ave S	2	40	unknown	unknown	unknown	28	Domestic	Sealed
unknown	Jungell & Johnson	7614	Morgan Ave S	2	39	unknown	unknown	unknown	13	Domestic	Sealed
unknown	Jungell & Johnson	7615	Morgan Ave S	3	70	66-70	unknown	unknown	30	Domestic	Sealed
unknown	Jungell & Johnson	7620	Morgan Ave S	2	29	unknown	unknown	unknown	8	Domestic	Sealed
unknown	Jungell & Johnson	7621	Morgan Ave S	2	66	unknown	unknown	unknown	22	Domestic	Sealed
unknown	Jungell & Johnson	7624	Morgan Ave S	2	51	unknown	unknown	unknown	28	Domestic	unknown
unknown	Jungell & Johnson	7625	Morgan Ave S	2	51	unknown	unknown	unknown	30	Domestic	unknown
unknown	Jungell & Johnson	7628	Morgan Ave S	2	44	44-48	unknown	unknown	30	Domestic	Sealed

Unique No.	Owner	Address	Street	Diameter (in)	Depth (ft)	Screened Interval	Slot Size	Aquifer	Static Water Level (ft BGS)	Use	Status
223223	John Labo	7629	Morgan Ave S	2	51	48-51	010	Quat	30	Domestic	Active
unknown	Jungell & Johnson	7634	Morgan Ave S								
206219	B.K. Weekley	7645	Morgan Ave S	2	49	46-49 (6' screen)	010	Quat	27	Domestic	Active
223224	Repro Printing	7701	Morgan Ave S	2	60	57-60	NA	Quat	20	Domestic	Sealed
unknown	Al Mueller	7713	Morgan Ave S	2	62	unknown	unknown	unknown	30	Commercial	unknown
444231	Union Oil of Ca.	NA	NA	2	31	21-31	NA	Quat	25	Monitoring	Active
unknown	unknown	7601	Newton Ave S	2	52	unknown	unknown	unknown	35	Domestic	unknown
unknown	unknown	7611	Newton Ave S	2	54	unknown	unknown	unknown	30	Domestic	unknown
unknown	unknown	7620	Newton Ave S	unknown	unknown	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	Robert Weber	7623	Newton Ave S	2	unknown	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	Jacobson & Quist	7626	Newton Ave S	2	45	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	unknown	7629	Newton Ave S	2	42	unknown	unknown	unknown	20	Domestic	Sealed
unknown	Jacobson & Quist	7632	Newton Ave S	2	39	35-39	unknown	unknown	18	Domestic	Sealed
unknown	unknown	7633	Newton Ave S	2	unknown	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	Jacobson & Quist	7638	Newton Ave S	2	unknown	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	Jacobson & Quist	7644	Newton Ave S	2	42	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	John Saltzman	7701	Newton Ave S	unknown	unknown	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	unknown	7701	Newton Ave S	2	65	unknown	unknown	unknown	35	unknown	unknown
unknown	Westwood Bldrs.	7701	Newton Ave S	2	56	unknown	unknown	unknown	27	Commercial	unknown
unknown	Jacobson & Quist	7634	Oliver Ave S	2	64	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	Jacobson & Quist	7600	Oliver Ave S	2	56	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	Jacobson & Quist	7601	Oliver Ave S	2	unknown	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	Jacobson & Quist	7604	Oliver Ave S	2	59	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	D. D. McHardy	7609	Oliver Ave S	3	99	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	Jacobson & Quist	7610	Oliver Ave S	2	60	56-60	unknown	unknown	45	Domestic	Sealed
unknown	Jacobson & Quist	7614	Oliver Ave S	2	56	unknown	unknown	unknown	unknown	Domestic	unknown

Unique No.	Owner	Address	Street	Diameter (in)	Depth (ft)	Screened Interval	Slot Size	Aquifer	Static Water Level (ft BGS)	Use	Status
unknown	Jacobson & Quist	7615	Oliver Ave S	2	40	unknown	unknown	unknown	38	Domestic	Sealed
unknown	Jacobson & Quist	7620	Oliver Ave S	2	40	unknown	unknown	unknown	37	Domestic	Sealed
unknown	A. Hermer	7621	Oliver Ave S	2	unknown	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	Paul Ragatz	7624	Oliver Ave S	2	40	36-40	unknown	unknown	"none"	Domestic	Sealed
unknown	Jacobson & Quist	7624	Oliver Ave S	2	76	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	Chas. Mapson	7627	Oliver Ave S	2	unknown	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	Jacobson & Quist	7628	Oliver Ave S	2	47	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	E. Labo	7633	Oliver Ave S	2	45	unknown	unknown	unknown	32	Domestic	Sealed
unknown	Jacobson & Quist	7638	Oliver Ave S	2	39	39-43	unknown	unknown	20	Domestic	unknown
unknown	Parsley - Gunderson	7644	Oliver Ave S	2	unknown	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	Mark Bigler	7645	Oliver Ave S	2	40	35-40	unknown	unknown	20	Domestic	Sealed
unknown	Church of St. Richard	7601	Penn Ave	3	unknown	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	unknown	7615	Penn Ave	2	unknown	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	unknown	7621	Penn Ave	2	unknown	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	unknown	7627	Penn Ave	2	50	unknown	unknown	unknown	38	Domestic	unknown
unknown	unknown	7633	Penn Ave	2	unknown	unknown	unknown	unknown	unknown	Domestic	unknown
unknown	unknown	7639	Penn Ave	2	50	unknown	unknown	unknown	30	Domestic	unknown
unknown	Eunice Davis	7649	Penn Ave	2	35	unknown	unknown	unknown	17	Domestic	Sealed
unknown	Labo & Son	1900	W 78th St	unknown	unknown	unknown	unknown	unknown	unknown	Commercial	unknown
206222	Lindahl Olds	1900	W 78th St	NA	220	NA	NA	PDC	40	Industrial	Active
unknown	Lindahl Olds	1900	W 78th St	4	unknown	unknown	unknown	unknown	unknown	Commercial	unknown
222969	NA	1922	W 78th St	4	56	52-56	010	Quat	30	Domestic	Active
unknown	Labo	2020	W 78th St	4	unknown	unknown	unknown	unknown	unknown	Commercial	unknown
unknown	Walser Buick	2100	W 78th St	4	200	196-200	unknown	unknown	50	Domestic	?Sealed
unknown	Labo	1916/1920	W 78th St	unknown	unknown	unknown	unknown	unknown	unknown	Commercial	unknown

Table 2A
West 77th Street

Commercial Property History Summary

Present-day Address	Land Use	Reference Date	Reference Number	Notes
2015/2017 and 2025	Apartment buildings “South Court Apartments”	1963 to present	TA, CD, AP, BR	1962: Incinerator, well installation, and sewer service permits (each building)
				1963: Buildings constructed
				1971: Municipal water connection permit (each building)
				1961: Sewer service permits
2101, 2109, 2115, and 2121	Apartment buildings “Diplomat Apartments”	1962 to present	TA, CD, AP, BR	1962: Buildings constructed
				1963: Water service permit for 2109 (however, all addresses likely connected at this time)
				1968: Incinerator rep. permits (each address)

TA Tax Assessor
 CD City Directory
 AP Aerial Photograph
 BR Building Record

Table 2B
W. 78th Street
Commercial Property History Summary

Present-day Address	Land Use	Reference Date	Reference Number	Notes
1900	Garage, office, display room [car sales and servicing]—Labo (owner)	1947-1956	BR, TA	1947: Building construction
				1947: septic tank and cesspool and well (see Table 1)
				1948: Plumbing permit: Twin City Shelgas to install "gas plant"
				1956: Surface debris and dark surface patches apparent around buildings (1900 and 1920)
				1956: Sewer permit
				1956: "City gas not available at this time"
				1967: Storm sewer connection
1900	Car dealership (Lyndahl Motors Co.; Lindahl Oldsmobile; Wally McCarthy Oldsmobile)	1962 to present	BR, AP, CD, TA	1967: Surface debris/storage south of 7701 Logan Ave. S.
				1968: Plumbing permit: Well (4") (see Table 1)
				1972: Remodel commercial building to auto service building
				1977: Trough drain for new car stalls addition
1900	Woodlake Sanitary Service, Inc.—garbage collection	1956	CD, AP	1951: Surface debris apparent around building.
				1956: Surface debris and dark surface patches apparent around buildings (1900 and 1920)
1920 (former address 1914)	Excavating contractors	1956	CD	1956: Buildings present. Surface debris and dark surface patches apparent around buildings (1900 and 1920).
1920 (Former address 1916)	Labo and Son Contr.	1952	CD, BR	1952: septic tank and cesspool; "old well" (see Table 1)
1920 (former address 1918)	Belt Line Bar—tavern	1956-1982	CD, AP	1956: Buildings present. Surface debris and dark surface patches apparent around buildings (1900 and 1920)
				1967: water service permit
Address changed to 1920				

Table 2B cont.
W. 78th Street

Commercial Property History Summary

Present-day Address	Land Use	Reference Date	Reference Number	Notes
1920 (former address 1920)	Labo	1952	BR	1952: Septic tank and cesspool; "old well" (see Table 1)
	Heating and cooling contractors	1956-62	CD, AP	1956: Buildings present. Surface debris and dark surface patches apparent around buildings (1900 and 1920)
	Piano & Organ Dealers	1967-77	CD, AP, BR	1967: water service permit
1920 (former address 1922)	Plumbing and heating	1956	CD	1956: Buildings present. Surface debris and dark surface patches apparent around buildings (1900 and 1920)
	Vacant	1962	CD	
	Beauty Salon	1967-77	CD, AP	1967: water service permit
1920 (former address 1924/26)	Restaurant	1956-77	CD, AP	1956: Buildings present. Surface debris and dark surface patches apparent around buildings (1900 and 1920)
				1967: water service permit
1920 (former address 2016)	Car dealership—Wally McCarthy's Oldsmobile (fleet dept)	1982 to present	TA, CD, AP	Parcel comprised of former addresses and buildings (1918, 1920, 1922, 1924, and likely 1914 and 1916).
	Cabinet makers	1956-1962	CD	1974: Water service permit
2000 (former address 2018)	Rental Equipment — George McKasy (owner)	1967-1982	BR, CD	
	Asphalt Co.	1956	CD	
	Rental store	1962	CD	
2000 (former address 2020)	Electric Subs.	1967	CD	
	Labo and Sons Constr	1955-1959	BR	1955: sewer connection
	Penn Sheet Metal	1956	CD	1959: Well (4") (see Table 1)
	Constr. Equipment Mfg and building/bridge contr.	1962-1972	CD	
	Wood Stoves Unlimited	1982	CD	
	General equipment sales	1956-62	CD	
	Swimming pool dealers	1967	CD	
2000 (former address 2022)	Hair Salon	1972	CD	
	Caesar's Sauna/Steam Massage	1974-1982	BR, CD	1974: Water service permit

Table 2B cont.
W. 78th Street
Commercial Property History Summary

Present-day Address	Land Use	Reference Date	Reference Number	Notes
2000 (former addresses 2016, 2018, 2020, 2022)	Walsler Buick-parking lot	1986 to present	BR, AP	1986: Water and sewer disconnect 1986: WRECKED 1989: no structures; parking
	Garage—W.A. Anderson (owner)	1946	BR	1987: Building construction, construct new auto dealership 1987: Water service permit 1987: Storm and sanitary sewer connection 1987: Install LUSTs: one 4,000-gallon; one 1,000-gallon waste oil; and one 1,000-gallon motor oil. (see Table 3) 1988: 1" duct meter for irrigation system 2000 (January): Notice of LUST (#13186) (letter from MPCA)
2000	Walsler Mazda; Motorworks BMW	1987 to present	TA, BR	1995: Sewer disconnection 1995: Water disconnection 1995: WRECKED-demolition of one building
2000/2020	Walsler Auto—car lot	1995 to present	TA, BR, AP	1950: Construction permit for poultry building and office 1950: Cesspool 1954: Septic tank and drain field 1955: Sewer permit; "Building torn down"
2100 (former address 2108)	Richfield Poultry Farm—poultry building and office	1950-1956	BR, CD, AP	

Table 2B cont.
W. 78th Street

Commercial Property History Summary

Present-day Address	Land Use	Reference Date	Reference Number	Notes
2100 (cont.)	Schmelz Volkswagen Sales and Service—auto sales, auto body and service shop	1961-1976	TA, BR, CD	1961: Building construction
				1961: Install new well pump; 4" well located inside building near southeast corner (see Table 1)
				1961: Sewer connection
				1961: 1,000-gallon gasoline UST install west of building (see Table 3)
				1961: Gas pump (for use in conjunction with new car agency and not a public service station)
				1962: Sewer connection (2 nd connection)
				1967: Construct four stall garage
				1969: Water service permit
				1972: Water service permit
				1972: Sewer service permit
				1972: WRECKED—used car office, partially consumed by fire
1976: Building permit for commercial building				
1976: Remove 9 hydraulic lifts, and remove spray booth.				
1976: Install inflammable waste trap				
1977: WRECKED—four stall commercial garage building; slab to remain				
1978: Install paint filter system in paint booth				
1982: Remove existing used car manager's station and build new facility				
1982: Move garage-like structure to offsite location				
1985: Outdoor storage debris to the east of the main building				
1986: Remove two underground tanks: one 750-gallon gasoline and one 750-gallon diesel (see Table 3)				
1987: Relocation of car wash and related demolition				
Walsler Buick, Inc.	1976 to present	BR, AP, CD, TA		

Table 2B cont.
W. 78th Street

Commercial Property History Summary

Present-day Address	Land Use	Reference Date	Reference Number	Notes
				<p>1989: Remove 550-gallon drain oil and 1,000-gallon gas "tanks" (likely USTs); gas tank may be 1,000-gallon UST installed in 1961 (see above) (see Table 3)</p> <p>1989: Install lube equipment, three ASTs inside building (see Table 3)</p> <p>1989: Well abandonment record; well location shown at northeast corner inside "old building" (not able to locate, it may be the well mentioned previously in 1961, near the northeast corner of the building) (see Table 1)</p> <p>1994: LUST closure letter from MPCA (#1158)</p> <p>1997: Small building near west side of parcel is no longer present</p>

Table 2C
Knox Avenue South
Commercial Property History Summary

Present-day Address	Land Use	Reference Date	Reference Number	Notes			
7600	Resident	1943-1968	BR AP, CD	1943: Dwelling construction permit			
				1968: Sewer permit—residential			
				1968: House moving permit; garage wrecking permit			
7600	Tom Thumb Superette	1968-1988	BR, TA	1968: Sewer permit—commercial			
				1968: Water service permit			
				1968/69: Building construction			
	South Port Cleaners	1977-1982	CD				
				Tom Thumb and Curt's TV—Dall Foods, Inc.	1996-98	TA	
Former Address 7606	Leien Chemical Co. of Twin Cities—restaurant sanitation services	1982	CD	This address was only identified in the 1982 city directory; it is not known what property building this business occupied.			
7608	Stiles & Sons Plumbing Well; Drilling & Heating—plumbing well drilling and heating	1962-1998	TA, BR, AP	1962/63: Building construction			
				1963: Sewer connection			
				1975: Outdoor storage/debris to west of building			
				1984: Water connection			
				1985: Add additional bay			
				Don Von Electric	1967-1977	CD	1963: Sewer connection permit
				Office and warehouse—Labo (owner)	1963-1964	TA, BR	1963: Water service permit
7626	Aircraft equipment Cedar Industries—tube manufacturers Vacant Barrel Finish Inc.—reconditioners/metal finishing	1982-1988	CD	1967			
				1972			
				1977			
				1982-1988			
				Sub. office			

Table 2C cont.
Knox Avenue South
Commercial Property History Summary

Present-day Address	Land Use	Reference Date	Reference Number	Notes
	Office and warehouse—Labo (owner)	1963-1964	TA, BR	1963: Sewer connection permit 1963: Water service permit 1964: Building construction
	Barrel Finish, Inc.—metal finishing/reconditioning	1963-1988	BR	1963: Barrel Finish, Inc. to move to 7630. Operation summary: subcontract metal deburring by the tumbling method. Consists of loading parts, water, compound, and proper media into slowly rotating drums. No products are manufactured for resale and Barrel Finish, Inc. agreed not to use outdoor areas for storage. Trash is hauled on a contract basis. 1978: Inspection summary: chemical use; concern with siphoning or backflow of chemicals from tanks, potentially to potable water system 1978: Water service permit, following aforementioned inspection 1985: Water service permit
7634	Office and storage—Labo (owner)	1963-1964	BR BR	1963: Sewer connection 1963: Water service
	Allied Overhead Doors—garage door dealers	1967 to present	TA, BR	1964: Building construction
7640 (former address 7638)	Office and storage—Labo (owner)	1963-1964	TA, BR	1963: Sewer connection 1963: Water service
	Barrel Finish-warehouse Minnesota Flexible Corp-indoor home and heating specialists	1967 1972	CD CD	1964: Building construction
	Graphic Prep (lithographers/packaging)	1977 to present	CD	
	Office and storage—Labo (owner)	1963-1964	TA, BR	1963: Sewer connection 1963: Water service 1964: Building construction
7644	Toolkraft Inc.—machinists	1967-72	CD	
	Olson Tool Co. (Tool Room)	1977-1988	CD	
	Iowa Paint	Present	TA	

Table 2D
Logan Avenue South
Commercial Property History Summary

Present-day Address	Land Use	Reference Date	Reference Number	Notes
7601	Logan Manor Apartments	1963 to present	BR, TA CD, AP	1963: Water service permit
				1963: Sewer connection
				1964: Building construction
				1958: Building construction
7615	Masonic Lodge Hall commercial building—R- C-S Masonic Corp.	1958 to present	BR, CD	1959: Sewer connection
				1965: Water service permit
				1963: Well sealing record (see Table 1)
				1961/62: Building construction
7629	Office and storage—Labo (owner)	1961-62	BR	1962: Sewer connection
				1965: Water service permit
	Lease Properties	1965	BR	
	Olson Tool and Plastics- plastic molds	1967-1988	CD	
7635	Pioneer Plastic, Inc (associated with 7635)	1995-1999	TA	One building, two addresses
	Office and storage—Labo (owner)	1961-62	BR	1961/62: Building construction
				1962: Sewer connection
	Lease Properties	1965	BR	1965: Water service permit
Laundry equipment	1967	CD		
7639 (former address 7643)	Acme Glass—window and plate	1969-1972	BR, CD	1992: Construct enclosure for water tank (7635)
				One building, two addresses
				1959: Sewer connection
				1960: Building construction
7639 (former address 7643)	Carlson Thermoplastics, Inc.—plastic fabricators (associated with 7645)	1977	CD	1963: Sewer connection
				1963: Water service permit
				1969: Water service permit
7639 (former address 7643)	Erickson Brothers Brokerage Co.—mfrs reps	1982	CD	
7639 (former address 7643)	Olson Tool and Plastics	1988	CD	
7639 (former address 7643)	ASAP Mailing, and Carrier [sublet] (associated with 7645)	1995-1999	TA	

**Table 2D cont.
Logan Avenue South
Commercial Property History Summary**

Present-day Address	Land Use	Reference Date	Reference Number	Notes
7645	Labo (owner) (Witts Specialty Finishing occupied in 1961; building vacant in 1962) Witts Specialty—metal finishing	1959	BR	1959: Sewer connect
		1960	TA, BR	1960: Building construction
		1961	BR	1961: Two spray booths
		1963	BR	1963: Sewer connection
		1963	BR	1963: Water service permit
		1967	CD	
		1972-1977	CD	
		1982	CD	
		1988	CD	
		1995-1999	TA	
7700	Labo (owner) Office commercial building—Bor-son Construction Co. (owner) Farm equipment dealers Hoffman Electric Co. of Minneapolis—contr. and J & B Equipment Co.—conveyor systems lawyer Williams & Associates – toy mfg. Casey & Casey Insurance Inc. Office-McCarthy Oldsmobile	1956	BR	
		1959-1963	BR	1959: Well (?) (see Table 1)
			TA	1960: Building construction
			BR	1963: Water service permit
		1967	CD	
		1972	CD	
		1977-1982	CD	
		1988	CD	
		1995-98	TA	
		7701	Archery shop—sporting goods Outdoors Again	1962-1988
BR, TA, CD	1963: Sewer connection			
BR, TA, CD	1969: Water service permit			
TA				
	1994 to present	TA		

Table 2D cont.
Logan Avenue South
Commercial Property History Summary

Present-day Address	Land Use	Reference Date	Reference Number	Notes
7708	Office and storage—Borson Construction Co. (owner)	1963	TA, CD, BR	1963: Building constructed
	Hoffman Electric Co.	1967-1971	CD, BR	1971: Water service permit
	Interstate Products—wholesale farm equipment dealers	1972	CD	1986:Sewer disconnect
	Lindahl Oldsmobile; Wally McCarthy Lindahl Oldmobile (Car wash and tire center)	1977 to present	CD, BR, TA	1986: Water connection (domestic)

Table 2E
Morgan Avenue South
Commercial Property History Summary

Present-day Address	Land Use	Reference Date	Reference Number	Notes	
7701	Office and warehouse—Labo (owner)	1960-1961	TA, BR	1960: Sewer connection	
				1960: Well (2"), south of northern building (see Table 1)	
				1961: Building construction	
7700	Water softener mfg Carpet layers Repro Printing	1967 1972 1977-1999	CD CD TA, CD, BR	1990: Well sealing record (see Table 1)	
Former Addresses 7700-7750	Multi-tenant building, including: hair salons, office space, restaurants, etc. Tenants of note are listed separately below	1967-1985	CD, AP	Large commercial building (mall), encompasses entire length of block (77 th Ave. to 78 th Ave.). Address would locate business on west side of Morgan Ave. S., present-day address at that location is 2000 W. 78 th Street.	
Former Address 7704	Glendell Co.—oil filters	1972	CD		
Former Address 7708	Macken Music and Entertainment Agency	1988	CD, AP	1989: northern-most portion of mall building present, all other portions have been removed/demolished.	
Former Address 7712	Motion pictures producers	1962	CD		
Former Address 7716	Picas & Points Inc.—typesetting	1988	CD, AP	1989: northern-most portion of mall building present, all other portions have been removed/demolished.	
Former Address 7718	Consolidated Sales and Mfg Co.—vending mach.	1962	CD		
Former Address 7732	Remembrance Memorials—bronze makers	1962	CD		
				1989: northern-most portion of mall building present, all other portions have been removed/demolished.	
Former Address 7746/7748	Twin City Industrial Tool Co.	1988	CD, AP		
				1989: northern-most portion of mall building present, all other portions have been removed/demolished.	
Former Address 7745	Viking Speed Wash & Cleaners—self serve Viking Cleaners and Launderers	1962-77 1988	CD CD		
				1989: northern-most portion of mall building present, all other portions have been removed/demolished.	
	Rollie's Barber Shop	1972-77	CD	1967: Water permit Address would locate business on east side of Morgan Ave. S., present-day address at that location is 1920 W. 78 th Street.	

**Table 2E cont.
Morgan Avenue South
Commercial Property History Summary**

Present-day Address	Land Use	Reference Date	Reference Number	Notes
Former Addresses 7700-7750 (address changes to 2000 W. 78 th St.)	New building	1997	AP	Northern portion of mall building (1989) no longer present, new building present in similar location. Parcel becomes part of 2000 W. 78 th St.
	Office and Storage—Labo (owner)	1961-1963	BR	1961: Sewer permit 1961: Water piped in from 7701 Morgan Ave. S. 1961/63: Building construction
7705	Coin Tronics	1967	CD	
	Interior Communications Systems	1977-1988	CD	
	Coffee Roastery Oule	1994-1998	TA	
	Al Muellers Archery Center—Archery Sales and Instruction	1961	BR	1961: Sewer connection
		1961-1962	TA, BR	1961: Well (?) (see Table 1) 1962: Building construction
7713	Mary Whiting	1971	BR	Water service permit
	Furniture and carpet co.	1972-1982	CD	
	Canine School	1988-1998	CD, TA	1965: Sewer connection 1965: Water service permit
7725	Auto body repair/service—Lindahl Olds; Wally McCarthy's Olds	1965-1998	TA, BR, AP	1965: Building construction 1987: Installation of automotive spray booth (2 each)
	Abra—auto body and glass	Present		

Table 2F
Newton Avenue South
Commercial Property History Summary

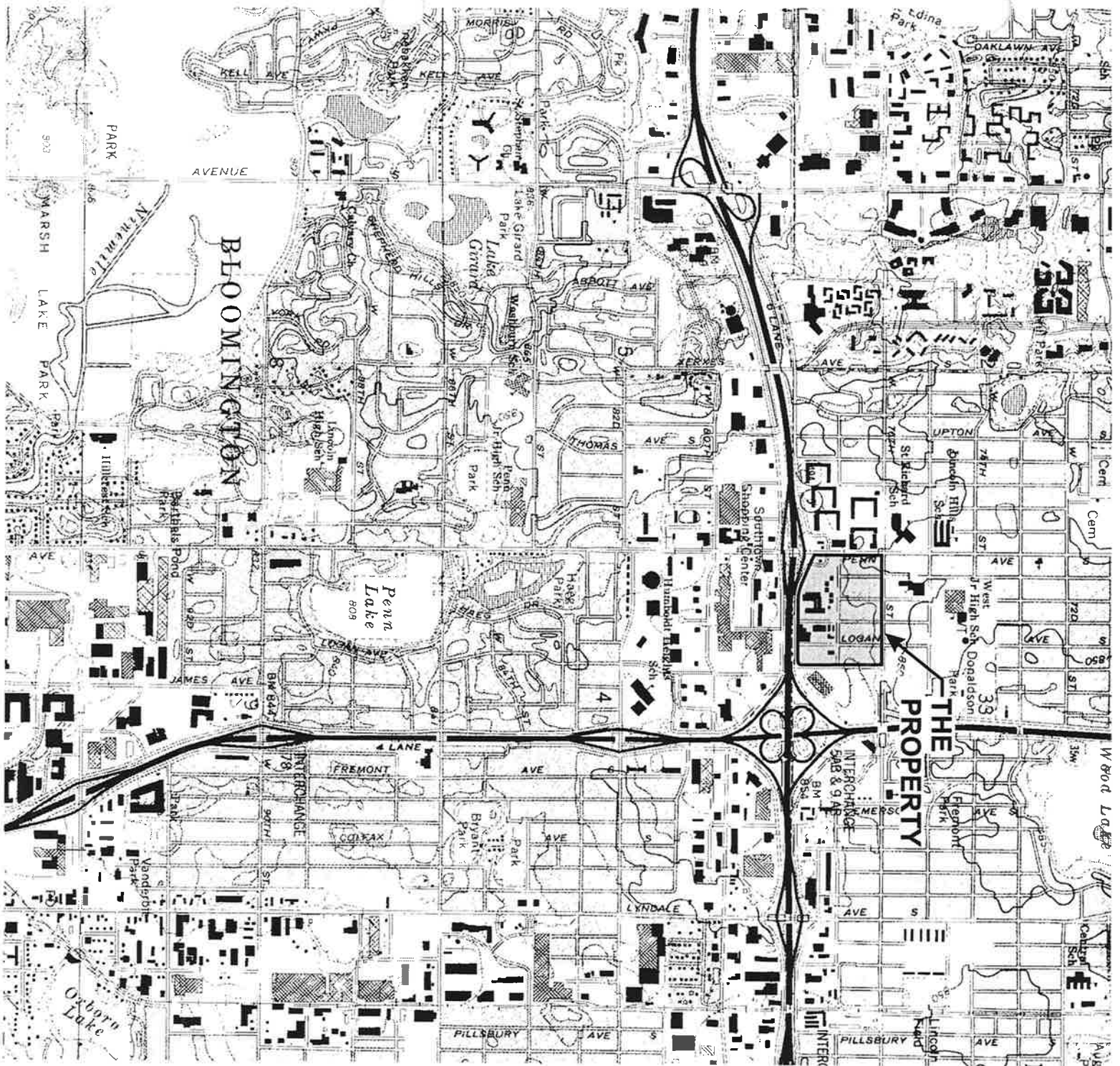
Present-day Address	Land Use	Reference Date	Reference Number	Notes
7701	John Saltzman— Resident/Wood dealer	1954-1968	BR, CD, AP	1954: Septic tank and cesspool; old well (see Table 1)
				1954: Dwelling and garage construction permit
				1954: One 565-gallon gas tank [UST] and pump
				1954/56: WRECKED-permit to demolish dwelling; however home was still apparent in 1967 aerial photograph
				1956: Sewer connection
				1959: Well (2") (see Table 1)
				1962: Well (2") (different well than recorded in 1959) (See Table 1)
				1968: Water service permit
				1987: Water disconnect
				1987: Sewer disconnect
1987: WRECKED-single family home				
Not listed	1977-1988	CD		
Walsler Buick	1987 to present	BR		

Table 2G
Penn Avenue
Commercial Property History Summary

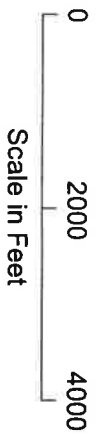
Present-day Address	Land Use	Reference Date	Reference Number	Notes
7701	Ray Anderson & Sons	1995	BR	Sewer disconnection
		1995	BR	Water disconnection
	Walsler Auto	1995	BR	WRECKED-demolition of one building
	Car lot	1996-1998	TA	
7745	Southtown Shell—gas station	1963-1977	BR	1963: Sewer connection
			BR	1963: Water connection
			TA, BR, CD	1963/64: Building construction
				1964: Oil burner permit (2)
				1970: 8,000-gallon UST
Walsler Import Auto Dealers; Walsler Suzuki Auto Dealers; Walsler Leasing; Walsler Hyndai	1982 to present	CD, BR, TA	1973: Oil burner permit 1990: Removal of four 6,000-gallon USTs	

**Table 3
UST/AST Summary
Opus Development (Best Buy Campus)**

Parcel	Address	Facility No.	Tank Designation	Tank Type	Volume	Contents	Status	Install Date	Removal Date	Material
Wally McCarthy's Oldsmobile, Inc.	1900 W 78th St.	UST: 2179; LUST: 12876	001	UST	4000	Motor oil	removed	1/1/77	8/16/99	bare/paint/asph coat steel
			002	UST	2000	Motor oil	removed	1/1/77	8/16/99	bare/paint/asph coat steel
			003	UST	2000	Transmission fluid	removed	1/1/77	8/16/99	bare/paint/asph coat steel
			004	UST	2000	Waste oil	removed	1/1/77	8/16/99	bare/paint/asph coat steel
			005	UST	6000	Gasoline	removed	1/1/77	8/16/99	bare/paint/asph coat steel
			006	UST	6000	gasoline	removed	1/1/77	8/16/99	bare/paint/asph coat steel
Walser Imports (now Motorworks BMW)	2000 W 78th St.	UST: 2009 LUST: 13186	001	UST	2000	Gasoline	removed	7/1/62	1/1/89	bare/paint/asph coat steel
			002	UST	1500	Waste oil	removed	7/1/65	1/1/89	bare/paint/asph coat steel
			003	UST	1000	Motor oil	removed	7/9/85	1/1/89	bare/paint/asph coat steel
			004	UST	1000	Waste oil	active	1/1/89	NA	galvanized steel
			005	UST	4000	Gasoline	inactive	4/1/88	NA	bare/paint/asph coat steel
			006	UST	1000	Motor oil	inactive	4/1/88	NA	bare/paint/asph coat steel
			1001	AST	300	Transmission fluid	active	1/1/1900	NA	metal
			1002	AST	600	new oil	active	1/1/1900	NA	metal
parking lot (Walser Corp.)	2016 W 78th St.	UST:4121	001	UST	1000	Gasoline	removed	10/6/86	10/4/99	bare/paint/asph coat steel
			002	UST	500	diesel fuel	removed	1/1/68	10/4/99	bare/paint/asph coat steel
			003	UST	220	Waste oil	removed	1/1/68	10/4/99	bare/paint/asph coat steel
Schmelz Volkswagen Sales and Service (located west of building)	2100 W 78th St.	unknown	unknown	UST	1000	Gasoline	unknown, possibly removed	1961	1989?	unknown
Walser Buick, Inc.	2100 W 78th St.	unknown	unknown	3 ASTs	unknown	unknown (for lube work)	unknown	1989	unknown	unknown
Walser Buick, Inc.	2100 W 78th St.	unknown	unknown	UST?	1000	Gasoline	removed	unknown, possibly 1961 (see above)	1989	unknown
Walser Buick, Inc.	2100 W 78th St.	LUST: 1158	unknown	unknown	unknown	unknown	unknown	unknown	unknown	unknown
Walser Buick, Inc.	2100 W 78th St.	unknown	unknown	UST	750	diesel fuel	removed	unknown	1986	unknown
Walser Buick, Inc.	2100 W 78th St.	unknown	unknown	UST	750	Gasoline	removed	unknown	1986	unknown
Walser Buick Isuzu	7745 Penn Ave S.	UST: 3004	100	UST	4000	Gasoline	removed	1/1/1900	1/1/85	bare/paint/asph coat steel
			200	UST	4000	Gasoline	removed	1/1/1900	1/1/85	bare/paint/asph coat steel
			300	UST	8000	Gasoline	removed	1/1/1900	1/1/85	bare/paint/asph coat steel
			400	UST	6000	diesel fuel	removed	1/1/1900	1/1/85	bare/paint/asph coat steel



Source: Bloomington, Minnesota Quadrangle, 7.5 Minute Series, 1993.



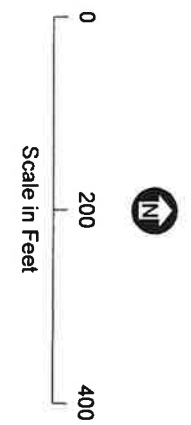
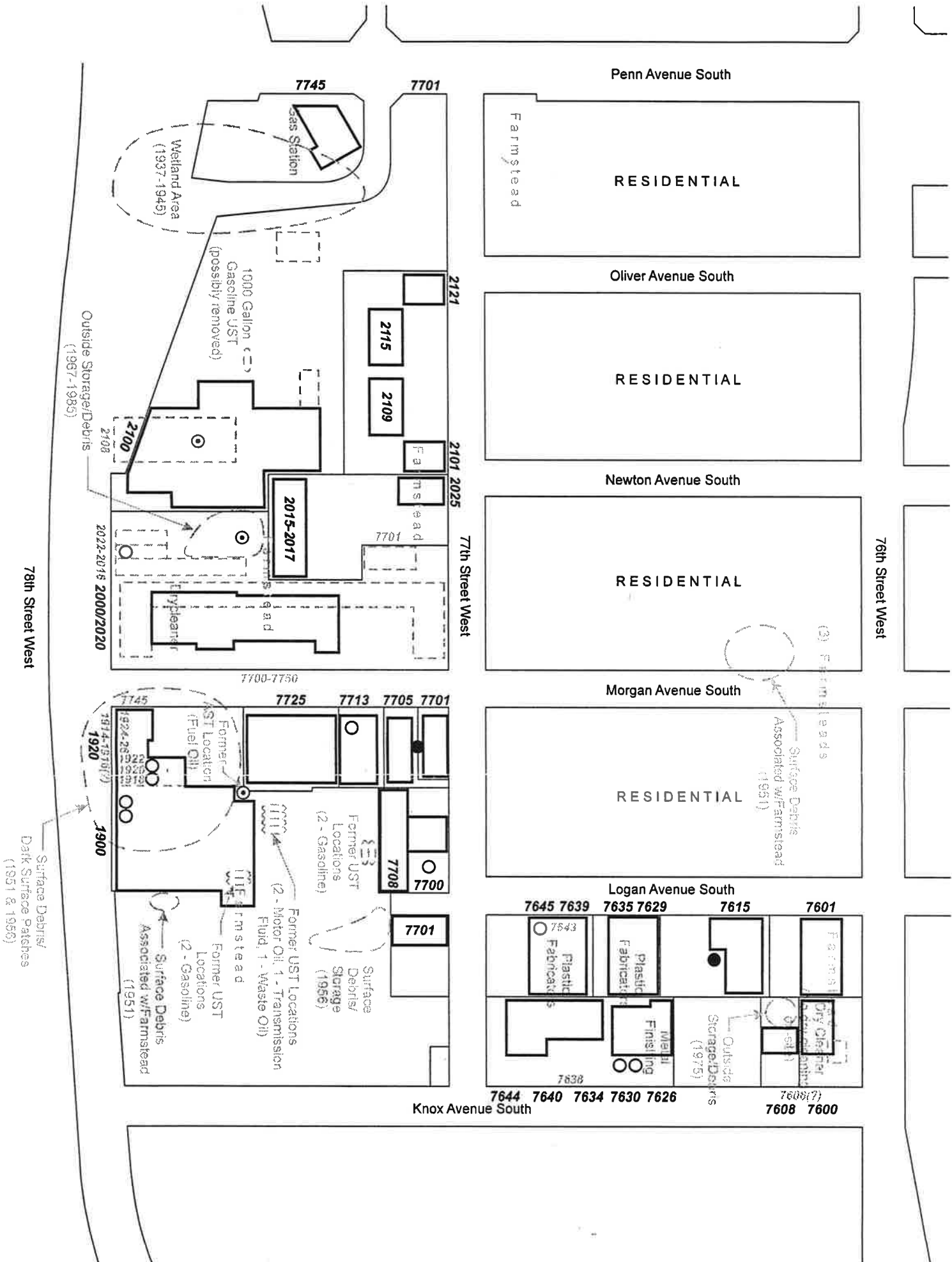
Scale in Feet



QUADRANGLE LOCATION

PROPERTY LOCATION MAP
 494/Penn Avenue
 Richfield, Minnesota

Figure 1



- ▭ Current Features
- - - Historical Features
- ⊙ Commercial Well (Confirmed location)
- Sealed Commercial Well (Confirmed location)
- Commercial Well (Approximate location)

NOTE: Residential Wells Not Depicted
 AST = Aboveground Storage Tank
 UST = Underground Storage Tank

Figure 2



Appendix A

Preliminary Phase I Environmental Assessment Checklist Northeast Quadrant of I-494 and Penn Avenue Richfield, Minnesota

I. Property Information

Property location map is shown on Figure 1. Property layout with existing and former features is shown on Figure 2. The Property consists of multiple parcels, see Appendix B for a summary of parcel addresses and ownership.

Property Name: Opus—Best Buy Corporate Campus

Address: Northeast quadrant of Penn Avenue and I-494, Richfield, Minnesota

County: Hennepin County

Township/Range/Section: Section 33, Township 28 North, Range 24 West

Property Owner: Multiple owners

Property Use: Mixed residential, commercial, and industrial use

II. Physical Setting

Information Resources: The following resources are numbered for use as references in subsequent tables.

- 1 U.S. Geological Survey Topographic maps (years: 1993)
- 2 Minnesota Geological Survey Well Logs and Well Location Map, State Well Index (see map, logs, and available sealing records in Appendix B)
Published Geologic Reports Used:
 - 3 Balaban, N.H. (Ed.). 1989. *Geologic Atlas, Hennepin County, Minnesota, County Atlas Series, Atlas C-4*. University of Minnesota, St. Paul, Minnesota.

Surface Elevation: Approximately 830 to 850 feet above mean sea level (MSL) (Reference 1).

Stratigraphy (soils and upper bedrock units): Approximately 180 feet of unconsolidated materials including sand, gravelly sand, loamy sand; overlain by thin deposits of silt loam, or organic sediment. Thick fill may be present in heavily developed areas. Clayey

till is present at depth. The uppermost bedrock unit beneath the Property is the Prairie du Chien Group (Reference 3, 2).

Anticipated Groundwater Depth/Flow Direction: The surficial water table is reportedly 20 to 30 feet below the ground surface in the vicinity of the Property; water table flow is south/southeasterly towards the Minnesota River, a regional discharge feature. (Reference 3).

Regional Aquifer: Regional aquifers include the Prairie du Chien-Jordan, Franconia-Ironton-Galesville, and the Mt.Simon-Hinckley. (Reference 3).

Nearest Surface Water Body (name and distance): An unnamed wetland is located approximately 0.6 miles northwest of the Property. Wood Lake is located approximately 0.6 mile north-northeast of the property. (Reference 1).

Municipal/Property Water Supply: The City of Richfield obtains its municipal water supply from groundwater wells located throughout the city. The wells range in depth from 400 to 1,000 feet; the nearest municipal well is located approximately 2 miles northeast of the Property (Reference 7).

Property Well Search: Based on the dates of Property building construction and municipal water availability to the Property, many Property buildings have or likely have utilized private wells. A well search, utilizing Minnesota Geological Survey well logs and Property building records, was conducted for the Property. Table 1 summarizes the results of the well search. Based on the potential age of wells in the area, the presence of additional, unidentified wells is likely.

III. Property Land-Use History

The following resources are numbered for use as references in subsequent tables. Copies of pertinent historical documentation are in Appendix B.

Primary Resources:

4 Aerial photos (years: 1937, 1945, 1951, 1956, 1962, 1967, 1971, 1975, 1985, 1989, and 1997)

-- Sanborn Maps (years: no coverage)

5 Historic maps (years: 1873, 1898, 1901, 1913, 1954, 1967, 1972, and 1980)

6 Reverse city directories (years: 1956, 1962, 1967, 1972, 1977, 1982, and 1988)

X Interviews

-- Property Owner Representative(s): No owner interviews were conducted as part of this preliminary assessment. Addenda to this report will be provided

when access to the Property parcels is obtained and owner interviews are conducted.

- 7 Engineering or public works departments
(name: Water Utility staff, City of Richfield)
- 8 State VIC project manager (name: Karen Kromar)
- 9 State LUST project manager (name: Edwin Balcos)
- 10 State LUST project manager (name: Laura Kania)
- 11 State LUST project manager (name: Mark Koplitz)

Supplementary Resources:

- 12 Municipal or County Assessor's Records
- 13 Building or City Inspection Department Records
- Local fire department records (Requested Fire Department records were not received in time for this report. When received, any relevant information will be included in the respective parcel's addendum report.)

Original Property Development (year/use): The Property was originally developed for agricultural use prior to 1937 (Reference 4, 5). Approximately eight farmsteads were located on the Property by the early 1950s (Reference 4). Areas of potential surface debris/disturbances were apparent in the vicinity of many of these farmsteads. A wetland area, apparent in 1937 through 1945, was no longer present on subsequent aerial photographs, possibly indicating filling activities (Reference 4).

Residential, commercial, and industrial development began on the Property beginning in the early-1950s. Sanitary sewer, municipal water, and potentially natural gas were not available to the Property at the time of early development. Historical documents indicate many Property occupants utilized private wells and septic systems, including commercial occupants; many Property occupants likely utilized ASTs or USTs for heating fuel storage. In addition, based on the age of many Property buildings, the potential for asbestos containing materials exists.

Based on the review of available historical information, the following historic uses of chemicals were identified at the Property: auto body repair, auto service and sales; gas station; garbage collection; asphalt company; drycleaners (two separate locations); metal refinishing; lithographers; machinists; and plastic fabricators (Reference 4, 6, 12, 13).

Table 2 summarizes the commercial parcel development history by address; associated addresses and historical features are shown on Figure 2. A summary table of residential parcel development is included in Appendix B.

Nearby Property Chronology (year, use, reference number): The surrounding area, originally developed for agricultural use prior to 1937, supported cultivated lands and farmsteads. Beginning in the early-1950s, land use shifted to commercial and residential development. (Reference 4, 5, 6)

North: The land north of the Property mainly supported multi-family (i.e., apartment buildings) and residential development since the late 1950s/early 1960s. Land use has not changed significantly overtime. St. Richard's Catholic Church is located northwest of the Property and Woodlake Lutheran Church is located to the north. (Reference 4, 5, 6)

South: I-494 was constructed in the late-1950s. Land south of I-494 mainly supported commercial development, consisting of large retail stores. (Reference 4, 5, 6)

East: The land east of the Property consisted of a large wetland/pond up until the 1960s. East/northeast of the Property supported apartment buildings since the mid-1960s. A large commercial building, reportedly occupied by an outdoor advertising company, was first apparent in the 1967 aerial photograph. The building was no longer present in 1997; a new commercial building was under construction in 1997. (Reference 4, 5, 6)

West: Development shifted from agricultural development to commercial/industrial development in the mid-1960s. Apartment buildings are located west/northwest of the Property. A potential industrial property was apparent west of the Property in the 1967 aerial photograph; however, the property was no longer visible on subsequent photographs. The area west/southwest of the Property has supported a gas station since the mid-1970s. (Reference 4, 5, 6)

IV. Property Area Regulatory History

Date Regulatory Database Searches Performed:

14 EDR: March 8, 2000

15 PTFE: March 24, 2000

16 MPCA LUST database: April 13, 2000

17 MPCA VIC database: April 13, 2000

Copies of these regulatory the EDR and PTFE searches are in Appendix C.

Was the Property identified on any ASTM regulatory lists searched? YES

Parcel	Address	List: Site ID	Status	Notes/Issues
McCarthy's Oldsmobile, Inc.		LUST: 12776	Active	Ongoing LUST investigation, MPCA has requested an ISI
		UST:2179	Inactive	6 tanks removed 8/16/99
		RCRIS-SQG: MND022914642	Active	No violations
Motorworks BMW	2000 W 78 th St.	LUST:13186	Active	Ongoing LUST investigation
Walsler Imports	2000 W 78 th St.	UST: 2009	Active	3 active tanks, 2 inactive tanks, 3 tanks removed 1/1/89,
		AST: 2009	Active	2 active tanks
		RCRIS-SQG: MND982607145	Active	No violations
parking lot (Walsler Corp.)	2016 W 78 th St.	UST: 4121	Inactive	3 tanks removed (date unknown)
Walsler Buick, Inc.	2100 W 78 th St.	LUST: 1158	Closed	Closed by MPCA based on assessment report prepared at time of tank removal (100 yd ³ of contaminated soil also removed).
				MPCA indicates no contaminated soil left onsite.
		RCRIS-SQG: MND080241102	Active	No violations
Walsler Buick Isuzu	7745 Penn Ave S.	UST: 3004	Inactive	4 tanks removed 1/1/85
Barrel Finish, Inc.	7630 Knox Ave S.	RCRIS-SQG: MND006260053	Active	1 violation (Generator – all requirements)
Leaseback Properties	7634 Knox Ave S., 7643 Morgan Ave S.	VIC: 3483	Inactive	MPCA indicated potential for TCE soil contamination onsite, potential for TCE groundwater impacts, contamination probably did not migrate offsite
Leaseback Properties	7645 Logan Ave S.	RCRIS-SQG: MND985682772	Active	No violations
Pioneer Plastics, Inc.	7635 Logan Ave S.	RCRIS-SQG: MNR000017848	Active	No violations
Repro Printing, Inc.	7701 Morgan Ave S	RCRIS-SQG: MND055473060	Active	No violations
Abra Auto Body & Glass	7725 Morgan Ave S.	RCRIS-SQG: MND985741362	Active	No violations
O'Donnell Cleaners	7748 Morgan Ave S.	RCRIS-SQG: MND981200017	Inactive?	No violations

Adjacent/Nearby Property listings (number of sites within ASTM radius area):

<u>0</u>	Federal NPL site list (≤ 1.0 miles).
<u>0</u>	Federal CERCLIS list (≤ 0.5 miles).
<u>0</u>	Federal RCRA non-CORRACTS TSD (≤ 0.5 miles).
<u>0</u>	Federal RCRA CORRACTS TSD list (≤ 1.0 miles).
<u>11</u>	Federal RCRA generators list (property and adjoining properties).
<u>NR</u>	Federal ERNS list (property only).
<u>0</u>	State list of hazardous waste sites identified for investigation or remediation (NPL or CERCLIS equivalents) (≤ 1.0 miles).
<u>0</u>	State landfill and/or solid waste disposal site lists (≤ 0.5 miles).
<u>16</u>	State leaking UST lists (≤ 0.5 miles).
<u>17</u>	State registered UST list (property and adjoining properties).

Adjacent or Potentially Upgradient Sites:

Site	Address/ Distance & Direction	List: Site ID	Status	Issues
Naegle Sign (Universal Outdoor, Inc.)	1700 W 78 th St. <1/16 mile east (sidegradient)	LUST:9913	Closed	MPCA indicated no soils were excavated, potential for residual soil contamination exists, no offsite contamination reported.
		UST: 3194	Inactive	7 tanks removed
		RCRIS-SQG: MND0006207260	Inactive	2 violations reported (general – all requirements)
	Although the MPCA closed the site, MPCA staff indicates that potential exists for residual soil contamination and therefore, groundwater contamination at the site. Therefore, the site may have the potential for impacting soil or groundwater beneath the Property.			
Fountainhead	7611 Knox Ave S. <1/16 mile east (sidegradient)	UST: 2210	Active	3 active tanks, 3 tanks removed 7/17/95
		Since the site has no history of leaking USTs, it is not suspected to have potential for impacting soil or groundwater beneath the Property.		
Woodlake Lutheran Church	7525 Oliver Ave S <1/8 mile north (upgradient)	UST: 13934	Inactive	2 tanks removed 6/18/90
		Since the site has no history of leaking USTs, it is not suspected to have potential for impacting soil or groundwater beneath the Property.		
Church of St. Richard	7540 Penn Ave S. <1/8 mile north (upgradient)	LUST: 3406	Closed	MPCA indicates no contaminated soil left in place, no offsite contamination reported
		UST: 13870	Inactive	Tank abandoned in place (“filled in”)
		Based on MPCA closure of site, the fact that no residual contamination remains, and no offsite contamination is reported, the site is not suspected to have potential for impacting soil or groundwater beneath the Property.		
Century Court West	7600 Penn Ave S. <1/16 mile west (sidegradient)	LUST: 3464	Closed	MPCA indicates no contaminated soil left in place, no offsite contamination reported
		UST: 14531	Inactive	1 tank removed 10/23/90
		Based on MPCA closure of site, the fact that no residual contamination remains, and no offsite contamination is reported, the site is not suspected to have potential for impacting soil or groundwater beneath the Property.		
Century Court West	7610 Penn Ave S. <1/16 mile west (sidegradient)	LUST: 3578	Closed	MPCA indicates no contaminated soil left in place, no offsite contamination reported
		UST: 14532	Inactive	1 tank removed 10/23/90
Based on MPCA closure of site, the fact that no residual contamination remains, and no offsite contamination is reported, the site is not suspected to have potential for impacting soil or groundwater beneath the Property.				

Century Court West	7620 Penn Ave S <1/16 mile west (sidegradient)	LUST: 3577 UST: 14533	Closed Inactive	MPCA indicates no contaminated soil left in place, no offsite contamination reported 1 tank removed 10/26/90
	Based on MPCA closure of site, the fact that no residual contamination remains, and no offsite contamination is reported, the site is not suspected to have potential for impacting soil or groundwater beneath the Property.			
Century Court West	7700 Penn Ave S. <1/16 mile west (sidegradient)	UST: 14543	Inactive	1 tank removed 10/25/90
	Since site has no history of leaking USTs, it is not suspected to have potential for impacting soil or groundwater beneath the Property.			
Century Court West	7710 Penn Ave S. <1/16 mile west (sidegradient)	L.UST: 3576 UST: 14544	Closed Inactive	MPCA indicates no contaminated soil left in place, no offsite contamination reported 1 tank removed 10/24/90
	Based on MPCA closure of site, the fact that no residual contamination remains, and no offsite contamination is reported, the site is not suspected to have potential for impacting soil or groundwater beneath the Property.			
Century Court West	7720 Penn Ave S. <1/16 mile west (sidegradient)	LUST: 3577 UST: 14533	Closed Inactive	MPCA indicates no contaminated soil left in place, no offsite contamination reported 1 tank removed 10/25/90
	Based on MPCA closure of site, the fact that no residual contamination remains, and no offsite contamination is reported, the site is not suspected to have potential for impacting soil or groundwater beneath the Property.			
Mobile Southtown Service	7744 Penn Ave S. <1/16 mile west (sidegradient)	LUST: 181	Ongoing	MPCA indicates that contaminated soils remain on site and reports contamination offsite 4 active tanks, 6 tanks removed
	The investigation for this site is ongoing. Free-phase product has been detected at the site and offsite contamination has been reported. Since the site is located adjacent and sidegradient to the Property, this site has the potential for impacting soil and groundwater at the Property.			
Goodyear Auto Service Center	2815 West 78 th St <1/8 mile south (downgradient)	UST: 1626 RCRIS-SQG: MND149985111	Inactive Active?	1 tank removed 5/23/96 No violations
	Since site has no history of leaking USTs, and is located downgradient of the Property, it is not suspected to have potential for impacting soil or groundwater beneath the Property.			
Montgomery Ward	7831 Southtown Center <1/8 mile south (downgradient)	UST: 1611 RCRIS-SQG: MND149836405	Active Active	1 active tank, 7 tanks removed No violations
	Since site has no history of leaking USTs, and is located downgradient of the Property, it is not suspected to have potential for impacting soil or groundwater beneath the Property.			

V. Previous Environmental Investigations

Available previous investigation reports are reproduced in Appendix D.

Wally McCarthy Oldsmobile Site

- Meisch & Associates (Meisch). October 14, 1999. *Phase I Environmental Site Assessment, Burton Lindahl & Wally McCarthy Properties, 1900 W. 78th St. and 7725 Morgan Ave. S., Richfield, Minnesota.*

Description of work completed: review aerial photographs; review regulatory listings concerning hazardous material storage, generation, and disposal; interview employees; site inspection.

Report conclusions: Former petroleum storage tank basins and dispensers were identified, oil stained floor in service area observed, floor drains in service area observed, potential asbestos containing material observed in thermal system insulation. Meisch recommended a Phase II Environmental Site Assessment (ESA) of potential petroleum hydrocarbon impacts.

Meisch also conducted a limited Phase II ESA, results of which have not been formally reported. The investigation included placing 10 shallow geoprobe or hand auger borings near floor drains, a former dispenser island, and adjacent to the building. Conclusions of the investigation indicated that “significant” impacts to shallow groundwater were not present, and soil contamination, although observed, did not “appear to extend to great depth.”

- Meisch. September 20, 1999. *Excavation Worksheet for Petroleum Release Sites, Wally McCarthy’s Oldsmobile and Aurora, 1900 W. 78th St., Richfield, Minnesota.*

Description of work completed: 6 USTs were removed from site. No soil was excavated.

Report conclusions: Evidence of release observed under dispenser for tanks 5 and 6. No evidence of release from tanks. Groundwater was not encountered.

Leaseback Properties Site

The Leaseback Properties is an inactive site in the MPCCA’s VIC program. The site entered the VIC program on August 26, 1992. No site reports were available for review at the time this report was completed. The MPCCA project manager, Karen Kromar was contacted for summary information. Ms. Kromar indicated that, at one time, manufacturing took place on the site that involved the use of solvents, including trichloroethylene (TCE). She suspected that TCE may be present in the groundwater, but she did not think it had migrated offsite. Nearby domestic wells were sampled, but she did not think they had been impacted.

Walser Buick Site

Walser Buick is a LUST site that was closed June 14, 1994. No site reports were available for review at the time this report was completed. The MPCA project manager, Edwin Balcos was contacted for summary information. Mr. Balcos indicated that USTs were removed from the site in 1989, and that a tank assessment report was completed at that time. He stated that approximately 100 yd³ of soil were excavated at the time of tank removal and no residual contamination was left in place. No follow up monitoring was conducted. The file was inactive until 1994, when it was closed based on the results of the 1989 tank removal and assessment.

Motorwerks BMW Site

Motorwerks BMW is a LUST site, that is the subject of ongoing investigation. Motorwerks BMW is located on a parcel that was formerly Walser Imports, a registered UST facility. No site reports were available for review at the time this report was completed. According to the MPCA LUST database, no contaminated soils remain at the site, and contamination has not migrated offsite.

VI. Property Inspection

Name of Environmental Professional: Karlene French and Jessica Fitzpatrick

The Property inspection for this preliminary assessment was conducted on March 9, 2000 from public access points. Individual parcel inspections will be conducted as access to each parcel is granted; addenda to this report will be provided following the parcel inspections. Existing Property features are shown in the Property layout on Figure 2. Photographs obtained during the Property inspection are in Appendix E.

The Property is located in an area of mixed commercial and residential use. Residential and multi-family housing (Colony Apartments) is located north of the Property; two churches are also located to the north. FountainHead apartments and Gallyan's retail store are located east of the Property; I-494 is located south, with retail complexes beyond; and Century Court apartments and Citgo gas station are located west.

The Property consists of multiple parcels that currently support residential homes, multi-family housing (duplexes and apartment buildings), and commercial businesses, including car dealerships and associated auto repair facilities, metal finishers, and plastic fabricators. A list of these parcels and their current occupants are included in Appendix B. A city lift station was also observed on the southwest corner of Knox Avenue South and W. 77th Street. During the Property inspection, most outdoor areas of the Property could be observed from the public access points, with the exception of the yard behind 7708 Knox Avenue South, which was enclosed by a fence. No outdoor ASTs were observed at either the residential or commercial parcels. Six to seven 55-gallon drums were observed to be stored on pallets outside 7629 Logan Avenue (Pioneer Plastics).

VII. Interviews

Property Owner/Occupant (key Property manager) Interview

Not conducted during the preliminary assessment.

Local Government Interview

Date of Interview: April 14, 2000

Local Government Office: City of Richfield, Water Utilities

Staff Name: staff

Telephone Number: 612-861-9165

Especially Relevant Information from Interviews: The City of Richfield obtains its municipal water supply from groundwater wells located throughout the city. The wells range in depth from 400 to 1,000 feet; the nearest municipal well is located approximately 2 miles northeast of the Property.

State Government Interview

Date of Interview: April 13, 2000

State Government Office: Minnesota Pollution Control Agency

Staff Name: Karen Kromar

Telephone Number: (651) 297-3080

Site: Leaseback Properties (VIC Site 3483 according to PTFE, Project Number 3220 according to MPCA Website), located on the Property.

Especially Relevant Information from Interviews: Ms. Kromar could not recall the exact conditions on site, but thought that manufacturing using solvents including trichloroethylene (TCE) was done on site. She thought that TCE may be present in the groundwater and that contamination did not migrate offsite. She believed that nearby domestic wells were sampled during previous investigations and that they were not impacted by contamination. The site is inactive.

State Government Interview

Date of Interview: April 13, 2000

State Government Office: Minnesota Pollution Control Agency

Staff Name: Edwin Balcos

Telephone Number: (651) 297-8661

Site: Walsler Buick Site (LUST Site 1158) located on the Property.

Especially Relevant Information from Interviews: Mr. Balcos said the tanks were removed in 1989 and that approximately 100 yards³ of soil were excavated and thermally treated. A Tank Assessment report was completed at the time of the tank removal. No impacts to groundwater were reported and no offsite contamination was reported. No residual contamination was left in place. No follow up monitoring was conducted. The

file was inactive until picked up by Mr. Balcos in 1994. The site was closed on June 14, 1994 on the basis of the 1989 Assessment Report.

State Government Interview

Date of Interview: April 13, 2000

State Government Office: Minnesota Pollution Control Agency

Staff Name: Laura Kania

Telephone Number: (651) 297-8600

Site: Naegle Sign (Universal Outdoors) (LUST Site 9913), located adjacent to the Property.

Especially Relevant Information from Interviews: Ms. Kania did not believe there were any impacts to groundwater, however, she did not think that any contaminated soil had been removed during the tank removals. She believes that residual contamination was left on site, which may have the potential for impacting groundwater. She stated that she believed the horizontal extent of contamination was defined however, could not guarantee that the vertical extent was defined. She said that contamination had not migrated off site. The site was closed June 13, 1997.

State Government Interview

Date of Interview: April 14, 2000

State Government Office: Minnesota Pollution Control Agency

Staff Name: Mark Koplitz

Telephone Number: (651) 296-7999

Sites: Church of St. Richard (LUST Site 3406), Century Court West (LUST Sites 3464, 3575, 3576, 3577, and 3578), Mobile Southtown Service (LUST Site 181); all are located adjacent to the Property.

Especially Relevant Information from Interviews:

Church of St. Richard: Mr. Koplitz did not believe there were any impacts to groundwater and stated that no residual contamination was left on site. He also stated that no impacts were reported off site. The site was closed April 4, 1991.

Century Court West: Mr. Koplitz did not believe there were any impacts to groundwater and stated that no residual contamination was left on site from any of the tanks. He also stated that no impacts were reported off site. The sites were closed between May 24, 1991, and April 21, 1992.

Mobile Southtown Service: Mr. Koplitz stated that the site is still open and is presently in a monitoring phase. Seven or eight wells are located on or near the site. Residual contamination remains on site, groundwater has been impacted, and contamination has migrated off site. In August 1994, 7 inches of free-phase product was measured in monitoring well #4. Mr. Koplitz believes that passive product recovery was utilized at the site. Groundwater flow is to the south, toward Interstate Highway 494.

VIII. Documentation of Data Failure

Historical documentation dated prior to 1873 was not readily ascertainable for the Property.

Data gaps of greater than five years in historical documentation are present for the following time periods:

1873 to 1898 Property uses did not change during this period.

1901 to 1913 Property uses did not change during this period.

1913 to 1937 Property uses did not change during this period.

1937 to 1945 Property uses did not change during this period.

The Property inspection for this preliminary assessment was conducted on March 9, 2000 from public access points. Onsite inspections and owner interviews will be conducted when access to the Property buildings is granted.

IX. Findings

Barr performed this Assessment in April 2000 in conformance with the Practice, MPCA VIC Program Guidance Document #8, and July 1999 Opus Northwest, LLC Master Services Agreement. Company qualifications, special terms, conditions, limitations, and exceptions that apply to the Assessment are described in Appendix F.

The Assessment revealed no evidence of recognized environmental conditions in connection with the Property, except for the following:

- Historic or current Property uses involving the use of petroleum compounds or hazardous substances: multiple current and former USTs and ASTs, including a former gas station; auto body repair (paint booths); vehicle maintenance; dry cleaning; metal finishing; garbage collection; metal finishing; plastic fabricators; and lithographers.
- Approximately 64 water wells have been documented on the Property. Based on the age of many of the Property buildings and the availability of municipal water to the Property, the potential for additional, unidentified wells is likely.
- The presence of historical on-site septic system(s) or cesspools consisting of a tank, a drainfield, or both has been documented at the Property; documentation indicating the removal or abandonment of these systems was not found. These systems were present on both residential and commercial/industrial parcels. Based on the document use of these systems on commercial and industrial parcels, the potential does exist for chemicals to have been discharged in significant quantities (e.g., greater than household chemical use) to these systems.

- Multiple USTs, containing gasoline, motor oil, diesel fuel, transmission fluid, and waste oil, have been identified on the Property. In addition, many former Property occupants likely utilized ASTs or USTs for heating fuel storage, prior to natural gas service.
- Three LUST sites have been reported on the Property. One site is reportedly closed; two are currently under investigation.
- A wetland, present on the southwest portion of the Property in the 1937 and 1945 aerial photographs, was no longer apparent on subsequent photos, possibly indicating filling activities. In addition, surface debris was observed at many of the farmsteads on historic aerial photographs.
- Based on the age of the Property buildings, the potential for asbestos-containing materials exists.
- Known, suspected, or potential impacts from adjacent Properties, including the following: Naegle Sign (Universal Outdoor, Inc.), formerly located east adjacent to the Property, was identified as a closed LUST site; however the potential for residual soil contamination and, therefore, groundwater contamination, exists at the site. Mobile Southtown Service [Citgo], located west adjacent to the Property, was identified as an active LUST site. Free-phase product has been detected at the site and offsite contamination has been reported.
- During the Property inspection, conducted from the public access points, approximately six to seven 55-gallon drums, stored on pallets, were observed behind 7629 Logan Avenue (Pioneer Plastics).

Appendix B

Historical Documentation

SUMMARY ANALYSIS
Commercial Site Acquisitions - Best Buy Headquarters

Map Reference Number	PID	Property Owner (Use)	Property Address	Street Name	Property Type	Approx. Parcel Size (land sf)
						18,000
						23,760
						N/A
71	3302824340014	Anita S & J Companies (Pioneer Plastics)	7629	Logan Ave. South	I	14,960
72	3302824340015	Ed Clark (ASAP Mailing Services)	7639	Logan Ave. South	I	22,848
73	3302824340002	Dall Foods Inc (Tom Thumb)	7600	Knox Ave. South	C	12,880
74	3302824340003	William Stiles (Nichol's Electric)	7608	Knox Ave. South	C	8,540
76	3302824340009	Leaseback Prop. Ltd. Partner	7626	Knox Ave. South	I	42,280
90	3302824330094	Leaseback Prop. Ltd. Partner	7701	Morgan Ave. South	I	6,042
91	3302824330095	Jon & Sandra Lonneman	7705	Morgan Ave. South	C	11,200
92	3302824330077	Mary L. Whiting	7713	Morgan Ave. South	C	10,050
95	3302824330005	Milton Westlund (Weston Associates)	7700	Logan Ave. South	C	8,710
98	3302824340007	Holmes Limited Partnership (Outdoors Again)	7701	Logan Ave. South	C	12,600

SUMMARY ANALYSIS
Residential Site Acquisitions - Best Buy Headquarters

Map Reference Number	PID	Property Owner	Property Address	Street Name	Property Type **	Approx. Parcel Size (land sf)
1	3302824330037	Church of St. Richard	7601	Penn Ave. South	R	9,025
2	3302824330036	Church of St. Richard (Greg Esty)	7609	Penn Ave. South	R	9,039
3	3302824330035	Mohamad & Beebee Sharief	7615	Penn Ave. South	R	9,040
4	3302824330034	Glady's H. Jensen	7621	Penn Ave. South	R	9,041
5	3302824330033	James Lang	7627	Penn Ave. South	R	9,042
6	3302824330032	Somboun & Vy Vorasane	7633	Penn Ave. South	R	9,043
7	3302824330031	Cynthia & Michael Triggs	7639	Penn Ave. South	R	9,043
8	3302824330012	Ronald & Hellen Matheson	7649	Penn Ave. South	R	10,790
9	3302824330021	Syewart & Alice Stotesbery	7600	Oliver Ave. South	R	7,428
10	3302824330022	John & Helen Cretzmeyer	7604	Oliver Ave. South	R	7,429
11	3302824330023	Christopher M. Hankins	7610	Oliver Ave. South	R	7,429
12	3302824330024	Ann Louise Strub Trustee (Joseph)	7614	Oliver Ave. South	R	7,430
13	3302824330025	Esther L. Link (Esther & Thomas Haley)	7620	Oliver Ave. South	R	7,430
14	3302824330027	Paul F. & Louise J. Ragatz	7624	Oliver Ave. South	R	7,432
15	3302824330028	Bankers Trust Co. of CA (Lucretia Smith & Thomas Brothen)	7628	Oliver Ave. South	R	7,432
16	3302824330028	Robert & Lorraine Guthe	7634	Oliver Ave. South	R	7,432
17	3302824330029	Jason & Demina Popowski	7638	Oliver Ave. South	R	7,433
18	3302824330030	Vuthy & Ra Kour	7644	Oliver Ave. South	R	6,909
19	3302824330064	Rt Sedoff & M Sedoff	7601	Oliver Ave. South	R	10,035
20	3302824330063	Barbara L. Gresbrink	7609	Oliver Ave. South	R	10,037
21	3302824330089	Guy & Julie Astell	7615	Oliver Ave. South	R	10,037
22	3302824330088	Elizabeth and Wendy Adams	7621	Oliver Ave. South	R	10,038
23	3302824330087	James & Catherine Bergin	7627	Oliver Ave. South	R	10,039
24	3302824330082	Tracy and Kenneth Tracy	7633	Oliver Ave. South	R	10,040
25	3302824330081	Florence Lavonne Smith	7639	Oliver Ave. South	R	10,040
26	3302824330080	William & Mary Topero	7645	Oliver Ave. South	R	10,040
27	3302824330052	Todd W. Anonson	7600	Newton Ave. South	R	9,035
28	3302824330053	Gisela & Leonard Hardie Jr.	7608	Newton Ave. South	R	10,036
29	3302824330054	Rueban & Carol Tulikangas	7614	Newton Ave. South	R	10,037
30	3302824330055	Levina J. Eischen	7620	Newton Ave. South	R	10,038
31	3302824330056	John & Lavone Tinker	7628	Newton Ave. South	R	10,039
32	3302824330057	L. Abrahamson (James Tripp & Margaret Knutson)	7638	Newton Ave. South	R	10,040
33	3302824330068	Joan M. Fuller	7634	Newton Ave. South	R	10,040
34	3302824330059	Lois A. Lovdal	7644	Newton Ave. South	R	9,179
35	3302824330078	John & Leone Grady	7601	Newton Ave. South	R	8,481
36	3302824330079	TL & DL Nelson (Daretta Honer)	7605	Newton Ave. South	R	8,479
37	3302824330080	MJ Miller & PJ Miller (Mark Miller)	7611	Newton Ave. South	R	8,480
38	3302824330081	Hans Van Schagen	7617	Newton Ave. South	R	8,481
39	3302824330082	Stan Thompson & Diana Thompson	7623	Newton Ave. South	R	8,481
40	3302824330083	Charles Beaty	7629	Newton Ave. South	R	8,481
41	3302824330084	Gary & Patricia Hughes	7633	Newton Ave. South	R	8,481
42	3302824330085	Elmer R. Seaberg (Mary Seaberg)	7639 & 7641	Newton Ave. South	D	10,040
43	3302824330086	Kenneth & Louise Neslund (Sheri Keep)	7643 & 7645	Newton Ave. South	D	10,041
44	3302824330038	Terry & Debbie Ahlstrom	7600	Morgan Ave. South	R	9,596
45	3302824330039	Thomas & Lynn Penney	7608	Morgan Ave. South	R	8,296
46	3302824330040	Bruce & Diane Wettermach	7614	Morgan Ave. South	R	8,296
47	3302824330041	Thomas Mead & Donna Kupfer-Mead	7620	Morgan Ave. South	R	8,296
48	3302824330042	Mary Ellen Mathieu	7624	Morgan Ave. South	R	8,296
49	3302824330043	Roger & Ione Rolstad	7628	Morgan Ave. South	R	8,296
50	3302824330044	Sandra Adelmann	7634	Morgan Ave. South	R	8,296
51	3302824330045	Margareta E Lagermeier	7638	Morgan Ave. South	R	10,035
52	3302824330046	Nirmalla & Doodnauth Dial	7642	Morgan Ave. South	D	10,035
53	3302824330090	David Bakke & Lydia Bakke	7601	Morgan Ave. South	R	10,035
54	3302824330091	Chris & Chrissie Borneman	7609	Morgan Ave. South	R	10,988
55	3302824330047	Stanley & Lorraine Schreyer	7615	Morgan Ave. South	R	8,705
56	3302824330048	Maurice & Sandra Engen	7621	Morgan Ave. South	R	8,702
57	3302824330049	Donna & Daniel Koch	7625	Morgan Ave. South	R	8,702
58	3302824330050	Helen Anderson	7629	Morgan Ave. South	R	8,702
59	3302824330051	Genet & Roman Abebe	7639	Morgan Ave. South	D	10,041
60	3302824330004	Frances & George Demont	7645 & 7647	Morgan Ave. South	D	13,534
61	3302824330001	Thomas K. Sette	1915	76th Street West	R	12,922
62	3302824330002	Paul D. Kachelmeier	7608 & 7610	Logan Ave. South	D	8,164
63	3302824330015	Wayne Peterson & Trent McKay	7614	Logan Ave. South	D	8,164
64	3302824330016	Delaine Curtis Rud	7620	Logan Ave. South	D	9,811
65	3302824330017	Jon & Mary Jo Straub	7626 & 7628	Logan Ave. South	D	9,812
66	3302824330018	Martin Schroepler	7632	Logan Ave. South	D	9,813
67	3302824330019	David Workman & Catherine Workman	7636 & 7638	Logan Ave. South	D	9,814
68	3302824330020	Kevin L. Anderson Et al	7644	Logan Ave. South	D	9,815

TOTALS / AVERAGE:

624,422

76th Street

Penn Avenue

1	9
2	10
3	11
4	12
5	13
6	14
7	15
8	16
	17
	18

Oliver Avenue

19	27
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22	30
23	31
24	32
25	33
26	34

Newton Avenue

35	44
36	45
37	46
38	47
39	48
40	49
41	50
42	51
43	52

Morgan Avenue

53	61
54	62
55	63
56	64
57	65
58	66
59	67
60	68

Logan Avenue

69 GUL Company 5801 Manor St. (N. 25th St.)	73 Dall Foods (Tom Thumb/ Curtis TV)
70 Gulm Lodges Leisureland Leisureland	74 Nichols Electric (Vacant?)
71 Pioneer Plastics Inc. 7626 / 7630 Vacant (Barrel)	76 Leaseback Properties 7634 - Allied Overhead Doors 7640 - Graphic Prep Printers 7634 - Vacant (Iowa Paint)
72 ASAP Mailing Services	

77th Street

	88 The Druggists (7th Ave. & 77th St.)	89 Schild Co. Inc. (77th St. & 76th St.)	
	Walsler		

90 Leaseback (Repro Printing)	95 Milt Westland Assoc.	98 Outdoors Again
91 Lonneman	Wally McCarthy	
92 Whiting (4800 st. Vacant, Canine College)		

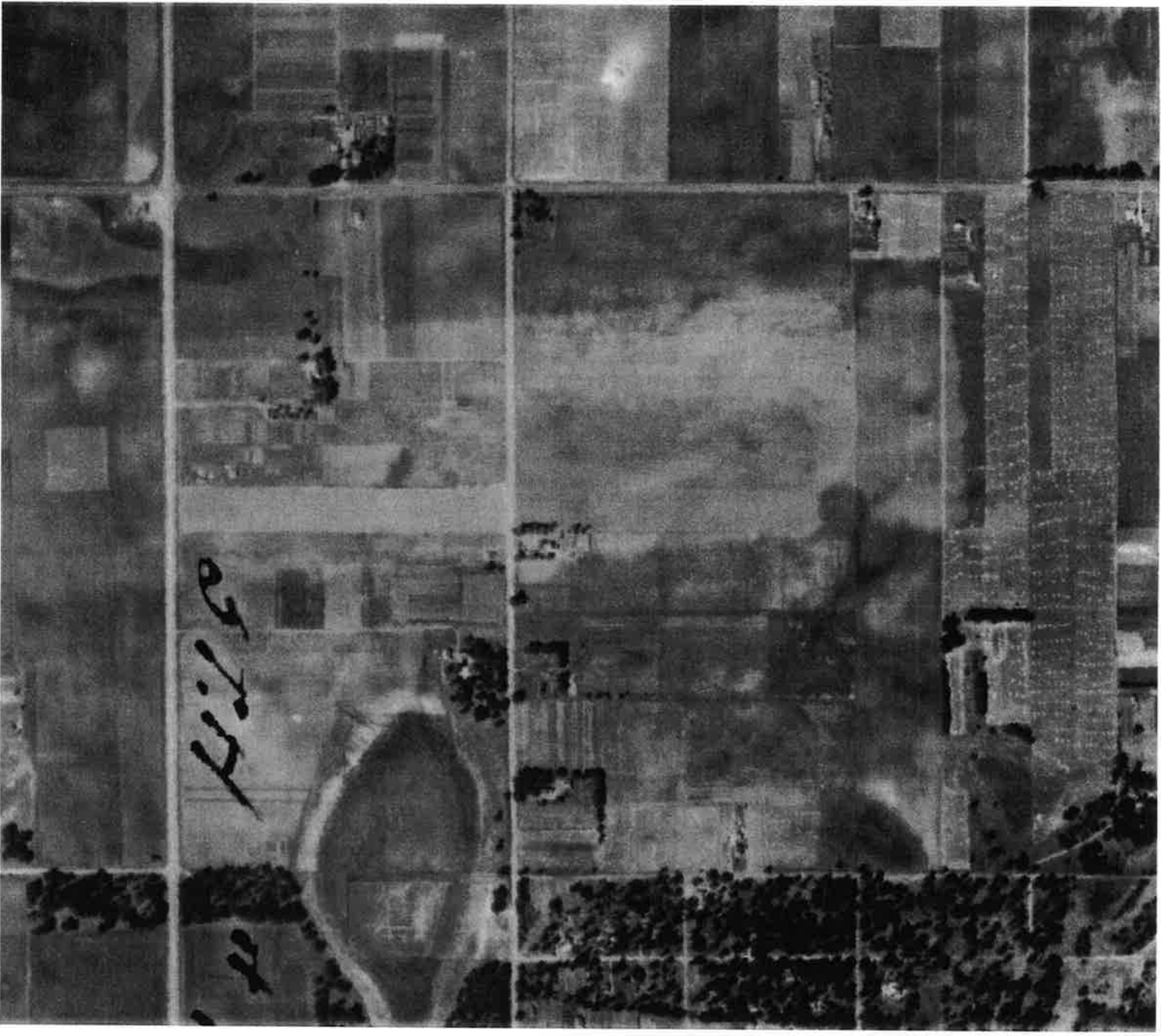
Residential

Commercial

Walsler

Wally

Best Buy
Site
Acquisition
Map

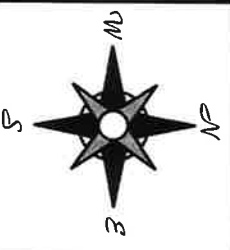


Opus-Best Buy Corporate
Campus
NE Quadrant, 494 and
Penn Avenue
Richfield, Minnesota

1937

Project Number: 23/23 C01 PH1

Approximate Scale 1:6,000 (1"=500')



BARR

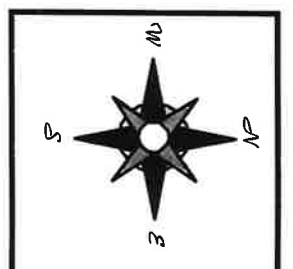


Opus-Best Buy Corporate Campus
NE Quadrant, 494 and Penn Avenue
Richfield, Minnesota

1945

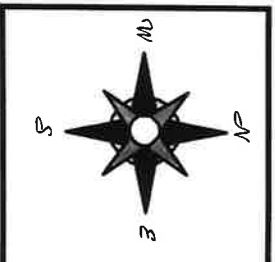
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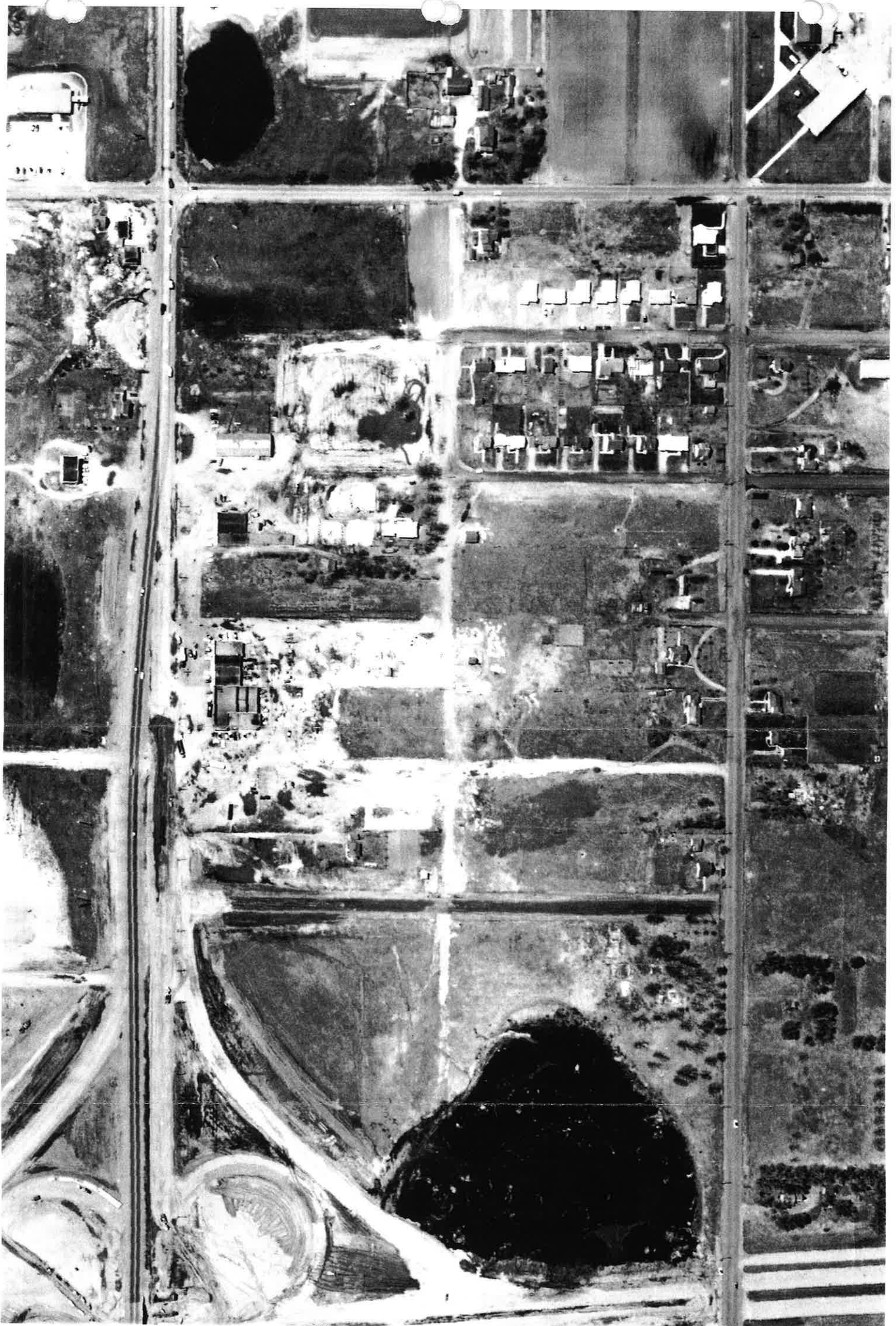
Approximate Scale 1:2,400 (1"=200')





Opus-Best Buy Corporate Campus NE Quadrant, 494 and Penn Avenue Richfield, Minnesota	1951
	Project Number: 23/23 C01 PHI
	Approximate Scale 1:2,400 (1"=200')



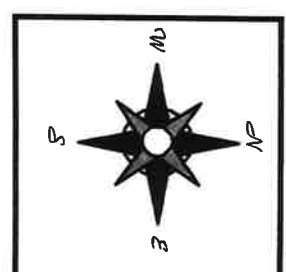


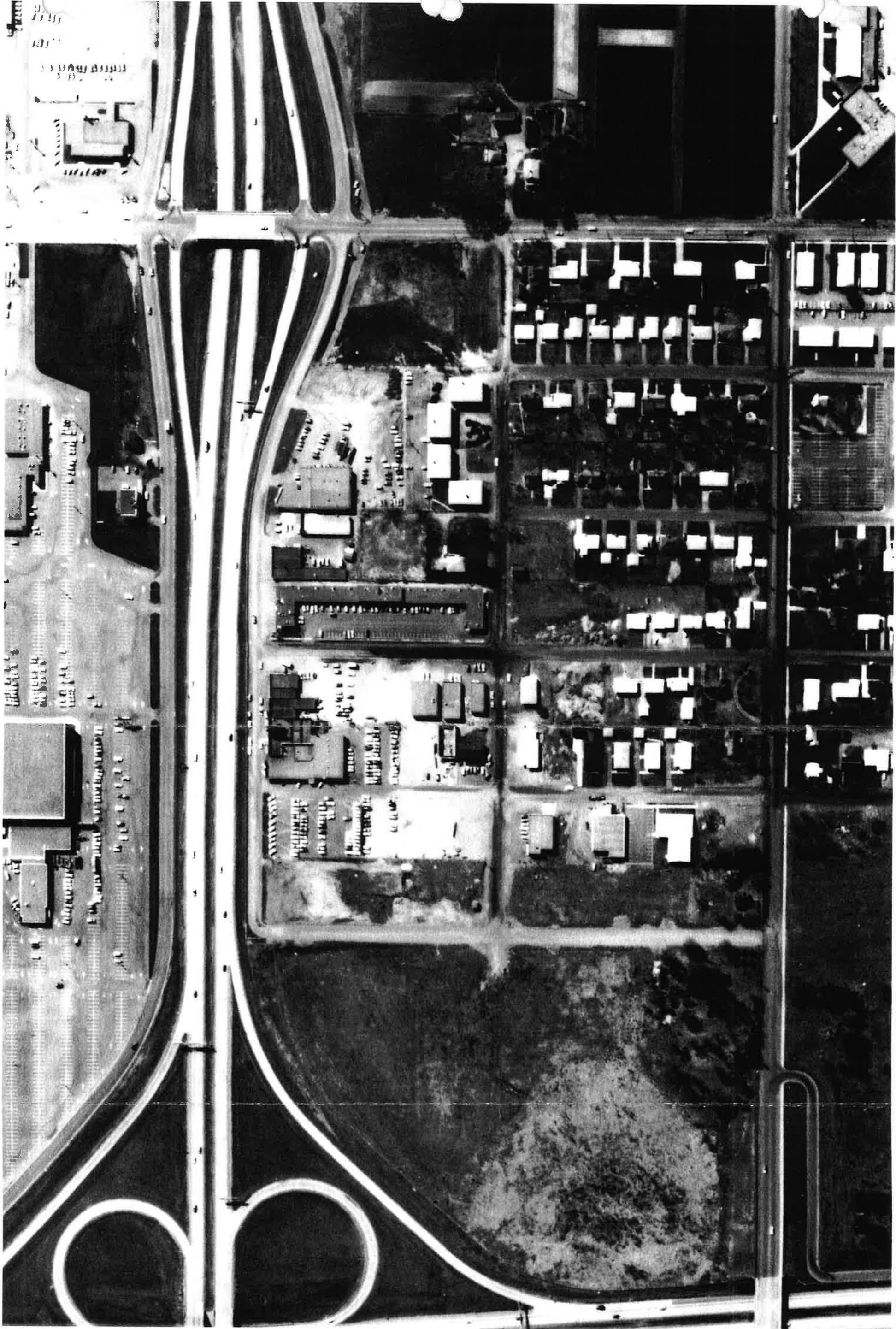
Opus-Best Buy Corporate Campus
NE Quadrant, 494 and Penn Avenue
Richfield, Minnesota

1956

Project Number: 23/23 C01 PHI

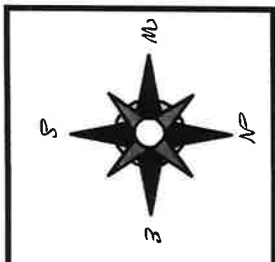
Approximate Scale 1:2,400 (1"=200')

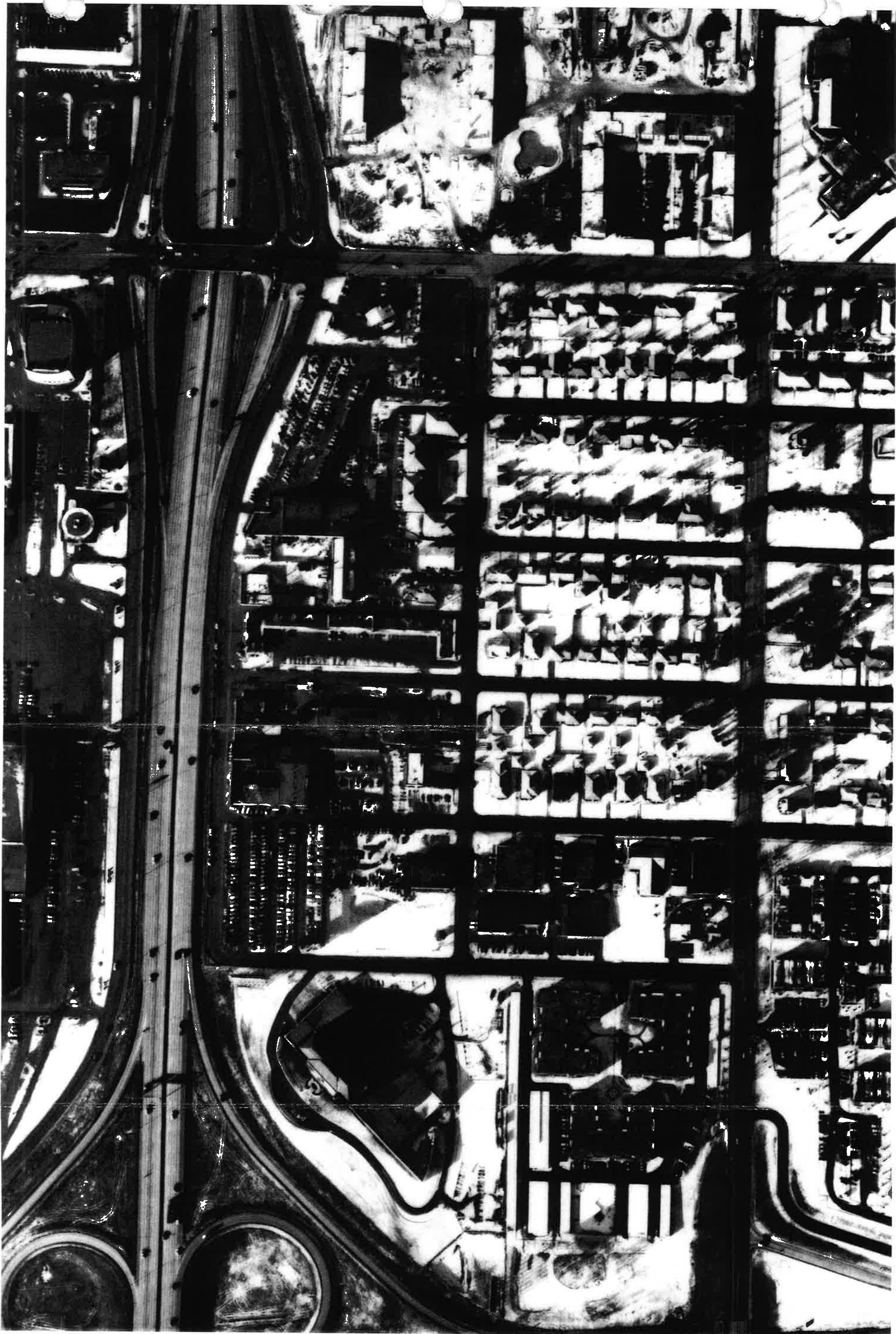




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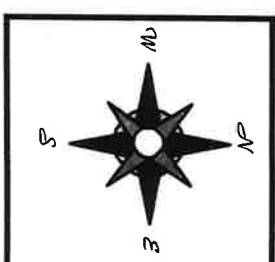
1962
Project Number: 23/23 C01 PHI
Approximate Scale 1:2,400 (1"=200')





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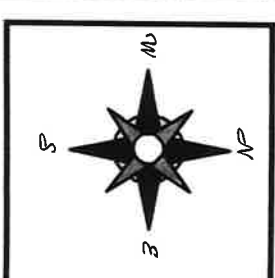
1967
Project Number: 23/23 C01 PHI
Approximate Scale 1:2,400 (1"=200')





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1975
Project Number: 23/23 C01 PHI
Approximate Scale 1:2,400 (1"=200')



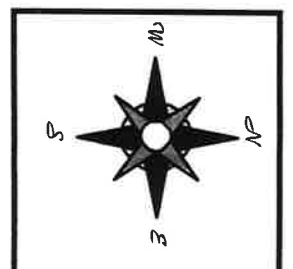


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1985

Project Number: 23/23 C01 PHI

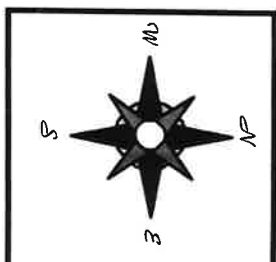
Approximate Scale 1:2,400 (1"=200')





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1989
Project Number: 23/23 C01 PHI
Approximate Scale 1:1,800 (1"=150')





Opus-Best Buy Corporate Campus NE Quadrant, 494 and Penn Avenue Richfield, Minnesota	1997
	Project Number: 23/23 C01 PHI
	Approximate Scale 1:3,600 (1"=300')

